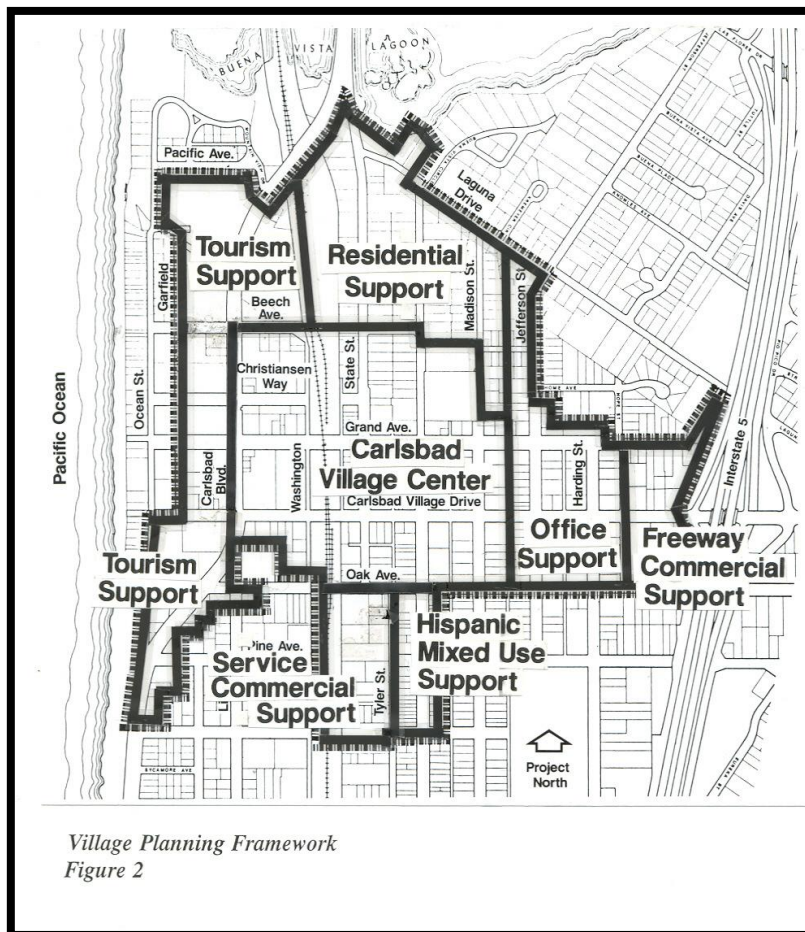


Organizational Concept

Carlsbad Village shall provide a unique mixed use set of districts combining shopping and living facilities within a compact, pedestrian-oriented environment. The heart of the Village “Carlsbad Village Center,” contains a vital mix of shopping, dining, and visitor services. It is surrounded by seven (7) support areas, each of which emphasizes a specialized land use function while containing a mix of uses appropriate to the urban village environment.



On the pages to follow, a description is provided of each functional component of the Village.

The Functional Components of the Village include:

- Carlsbad Village Center
- Office Support Area
- Residential Support Area
- Hispanic Mixed Use Area
- Freeway Commercial Area
- Service Commercial Area

Figure 2 reflects the boundaries of the seven (7) functional components of the Village.

Functional Components

Carlsbad Village Center

Carlsbad Village Center shall provide a lively mix of shops, restaurants, entertainment uses, visitor accommodations, and commercial services contained in an environment which emphasizes pedestrian convenience and a high degree of architectural, landscape and urban design quality. It is the heart of the Village and a major focus of community and regional activity. The City's unique history is celebrated here at its early nucleus and the visual environment is enriched with works of art, flowers and a unique architectural character.

Commercial Support Uses – Convenience service shops and other businesses.

Visitor Accommodations – Hotels, condominiums, bed and breakfast inns and shops to serve travelers along the coast highway.

Public Transit Hub – A commuter rail station and public transit transfer area.

Entertainment Uses – Cinemas and other entertainment uses to attract weekend and nighttime activity to Village.

Retail Shops – A diversity of shops to serve Carlsbad residents, tourists and regional shoppers.

Restaurants – A variety of eating establishments with both indoor and outdoor dining areas.

Village Character – Strong emphasis upon pedestrian amenities, Village scale buildings, unique signs and colorful landscaping.

Carlsbad Village Drive Terminus – Visual improvements and new development north of Carlsbad Village Drive to link the Village more strongly with the city's ocean frontage.

Joint Use Parking – Public parking lots and structures to allow small lot development and support a strong pedestrian environment.

Courtyards – Landscaped areas in the middle of blocks for outdoor dining and entrances to small shops.

Heritage Buildings – Preservation and renovation of structures reflecting Carlsbad's unique history plus a new Carlsbad History Museum.

Public Art – Sculpture, murals, mosaics and special paving.

Office Support Area

A mix of uses extends the Village Center vitality eastward between Carlsbad Village Drive and Grand Avenue with an emphasis upon small office structures designed to reinforce a village scale and character. Individual buildings set back from the street and surrounded by landscaping provide a quality office environment within easy and pleasant walking distance of shops and restaurants.

Alley-Oriented Parking – Parking access from alleys to minimize curb cuts, reduce pedestrian/vehicle conflicts and limit views of parking areas from the street.

Below Grade Parking – Parking located below buildings where feasible to allow more development and landscaped area.

Reduced Street Widths – Landscaped medians or landscaped parkways where traffic volumes permit.

Street Trees – Special landscaping to visually link the area with the Carlsbad Village Center.

Shops and Services – Retail shops and other service commercial uses.

Financial Institutions – Banks and other financial institutions serving downtown businesses and the city as a whole.

Infill Development – Conversion over time of older bank drive up window facilities to more intensive commercial uses.

Landscaped Setbacks – Lawn and ground cover between sidewalks and buildings and between adjacent buildings.

Village Scale Offices – Small office buildings designed to be compatible with adjacent retail and residential buildings.

Residential Support Area

Small homes, condominiums, and apartments are located in close proximity to shops, restaurants and the commuter rail station serving downtown San Diego. The area provides a rich mix of housing types and emphasizes a sense of neighborhood through a close relationship to village residential streets.

North State Street will, over time, redevelop into a mix of supportive uses with a strong emphasis upon new residential development including smaller, affordable units near public transit.

North State Street Mixed Use – Conversion over time of automotive and industrial areas to residential and supportive commercial uses with a strong pedestrian orientation to North State Street.

Residential Neighborhood – Preservation, enhancement and expansion of the existing residential area to create a highly livable neighborhood.

Railroad Right-of-Way Reuse – Removal of blighted uses and conversion to residential, recreation and open space uses.

Enhanced Pedestrian Linkages – New through-block pedestrian paths to allow easier pedestrian access from residences to North State Street.

Housing Diversity – A wide variety of housing types and sizes to encourage use of the commuter rail station. Housing units above commercial uses along North State Street.

Cottage Scale – Houses, townhouses and apartments which are compatible with a village character and the existing small houses in the neighborhood.

Day Care Facilities – Child care centers to serve the Village residents and enhance the use of the commuter rail station.

Neighborhood Amenities – Seating areas, mini-parks, tot lots, and other small scale improvements to enhance the livability and social intercourse of the neighborhood.

Tourism Support Area

Hotels, time share condominiums, restaurants and shops to serve visitors to Carlsbad's ocean front and travelers along the coastal highway serve as lower intensity extensions of the Village Center's uses along Carlsbad Boulevard.

Visitor Accommodations – Hotels, bed and breakfast inns and other facilities serving tourists and travelers along the coastal highway.

Tourist Retail – Shops serving the special needs of traveler.

Restaurants – A diversity of restaurants serving residents and visitors.

Multi-Family Residential – Condominiums and apartments within easy walking distance of the rail station.

Landscaped Setbacks – Lawn areas and informal landscaping to reinforce the existing character of the area.

Army and Navy Academy – Continued presence of the Academy but recognition of the property's resort development potential if the Academy ever relocates.

Hispanic Mixed Use Area

Tourist and local serving commercial uses are emphasized within a colorful ethnic-oriented environment featuring flowers and a special architectural character celebrating the adjacent Barrio's Hispanic heritage.

Tourism Uses – Shops and restaurants with a unique Hispanic flavor to enrich visitor's experience in the Village.

Local Serving Commercial Uses – Shops, offices and commercial services to meet the needs of the local neighborhood and city population.

Residential Preservation – Retention of existing houses along the east side of Roosevelt Street.

Shopkeeper Units – Encouragement of mixed use involving a live/work arrangement. In a shopkeeper unit, the owner of a retail business could live above the shop.

Hispanic Character – Emphasis upon stucco, clay tiles and other elements common to a Hispanic architectural theme.

Building Setbacks - Paved and landscaped setbacks to allow outdoor dining and the display of retail merchandise.

Colorful Landscaping – Plazas, stairs, walls and balconies enhanced by flowering plants.

Outdoor Dining – Street frontage and courtyards.

Freeway Commercial Area

Commercial services and other convenient uses serving Carlsbad residents and travelers along Interstate Highway 5 are conveniently located adjacent to freeway ramps.

Traveler Services – Service stations, motels, restaurants and convenience stores to serve Carlsbad residents and travelers.

Improved Village Character – Future development more oriented to Carlsbad Village Drive with parking located behind buildings.

Service Commercial Area

Commercial services and continued employment opportunities support both the Village Center and adjacent Hispanic mixed-use area while allowing gradual change to include both supportive commercial and residential development.

Light Industrial Uses – Continuation of current and similar uses including the possible relocation of some North State Street automotive businesses.

Landscaping Buffering – Additional landscaping along the Tyler Street frontage to improve the area's appearance and screen industrial uses from view of Roosevelt Street development.

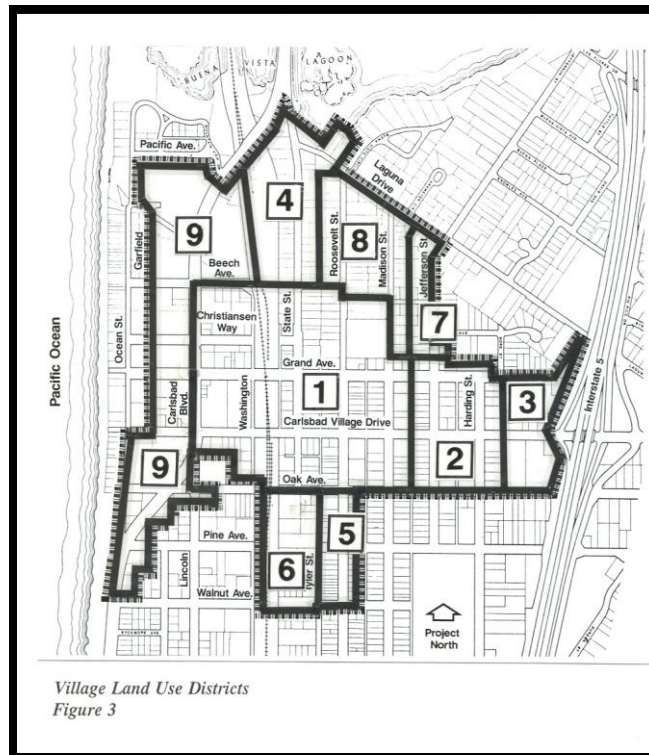


Figure 3 provides a map which reflects the boundaries of the nine (9) land use districts within the Village Area Zone which represent the various land use functional components described in the previous section.

The following pages provide a listing of parcel numbers and street addresses which are included in each identified land use district. A project applicant can locate his/her address or parcel number within the following pages and identify the land use district which applies to any given property. Parcels which straddle district boundaries are noted with an asterisk (*) and are listed in both districts. Each portion of these sites must conform to the standard of their respective land use districts.

Following the assessor parcel information, land use charts are provided which indicate the types of uses which are permitted, provisionally permitted, and not permitted within any given land use district. All properties within the Village are zoned V-R (Village Review). The land use districts then identify the specific land uses permitted or not permitted within each district. A project applicant will first identify the land use district in which his/her property is located and then will move forward to the land use charts which will identify the types of uses permitted on the subject property.

LAND USE DISTRICT I

(Parcels marked with an asterisk (*) are also partially located within another land use district)

| PARCEL NO. | ADDRESS | PARCEL NO. | ADDRESS |
|------------|--------------------------------|------------|--------------------------|
| 203-054-01 | 2763 State St | 203-173-01 | 2802 Carlsbad Blvd |
| -03 | 2725 State St | -02 | Christiansen Way |
| -04 | State St | -03 | 381 Christiansen Way |
| -24 | 2739 State St | -04 | 390 Grand Ave |
| *-28 | State St (<i>District 4</i>) | -05 | Grand Ave |
| | | -06 | Grand Ave |
| | | -08 | Grand Ave |
| 203-101-11 | 2730 State Street | -09 | 2858 Carlsbad Blvd |
| -12 | 2747 Roosevelt St | -12 | 370 Grand Ave |
| -16 | 2700 State St | -13 | Grand Ave |
| -34 | 2727 Roosevelt St | | |
| | | 203-174-01 | 2906 Carlsbad Blvd |
| 203-102-16 | 2737 Madison St | -04 | 2924 Carlsbad Blvd |
| | | -06 | 2978 Carlsbad Blvd |
| 203-172-02 | 351 Beech Ave | -07 | 300 Carlsbad Village Dr |
| -03 | 367 Beech Ave | | |
| -04 | 385 Beech Ave | 203-175-01 | 3016 Carlsbad Blvd |
| -05 | 2733 Washington St | -02 | 3040 Carlsbad Blvd |
| -06 | 2747 Washington St | -03 | 325 Carlsbad Village Dr |
| -07 | Washington St | -04 | 355 Carlsbad Village Dr |
| -08 | 382 Christiansen Way | -05 | 363 Carlsbad Village Dr |
| -10 | 370 Christiansen Way | -06 | 377 Carlsbad Village Dr |
| -12 | 352 Christiansen Way | -07 | 395 Carlsbad Village Dr. |
| -14 | 2780 Carlsbad Blvd | -08 | 3031 Washington St |

LAND USE DISTRICT I (Continued)

(Parcels marked with an asterisk (*) are also partially located within another land use district)

| PARCEL NO. | ADDRESS | PARCEL NO. | ADDRESS |
|-------------------|-------------------------|-------------------|-------------------------|
| -15 | 2796 Carlsbad Blvd | | |
| -16 | 380 Christiansen Way | | |
| 203-172-20 | 333 Beech Ave | | |
| -21 | 327 Beech Ave | | |
| -23 | Carlsbad Blvd | | |
| 203-181-03 | 2780 State St | 203-292-01 | 2998 State St |
| -04 | 2802 State St | -02 | 2978 State St |
| -05 | 2808 State St | -03 | 2960 State St |
| -07 | 2801 Roosevelt St | -04 | 2956 State St |
| -08 | 2785 Roosevelt St | -05 | 2946 State St |
| -09 | 2777 Roosevelt St | -06 | 2940 State St |
| -10 | 2775 Roosevelt St | -07 | 2916 State St |
| -12 | 2805 Roosevelt St | -08 | 507 Grand Ave |
| -13 | 2832 State St | -09 | 555 Grand Ave |
| -16 | Roosevelt St | -10 | 2921 Roosevelt St |
| -19 | 2742 State St | -11 | 2933 Roosevelt St |
| | | -15 | Carlsbad Village Dr |
| 203-182-04 | 2808 Roosevelt St | -16 | Roosevelt St |
| -08 | 2772 Roosevelt St | -17 | 560 Carlsbad Village Dr |
| | | -18 | 570 Carlsbad Village Dr |
| 203-232-03 | 2935 Carlsbad Blvd | -19 | 562 Carlsbad Village Dr |
| -04 | 2939 Carlsbad Blvd | -21 | 2965 Roosevelt St |
| -05 | 2968 Garfield St | | |
| -08 | 2975 Carlsbad Blvd | 203-293-01 | 2907 State St |
| -09 | 276 Carlsbad Village Dr | -04 | 2947 State St |

LAND USE DISTRICT I (Continued)

(Parcels marked with an asterisk (*) are also partially located within another land use district)

| PARCEL NO. | ADDRESS | PARCEL NO. | ADDRESS |
|-------------------|-------------------------|-------------------|-------------------------|
| -13 | Garfield St | -05 | 2967 State St |
| -15 | 201 Grand Ave | -06 | 2995 State St |
| | | -08 | 2943 State St |
| 203-261-03 | 354 Oak Ave | -09 | State St |
| -07 | 390 Oak Ave | -10 | 2917 State St |
| 203-291-01 | 570 Grand Ave | 203-294-01 | 2825 State St |
| -02 | 558 Grand Ave | -02 | 2829 State St |
| -03 | 510 Grand Ave | -03 | 2833 State St |
| | | -04 | State St |
| | | -05 | State St |
| | | -06 | 2897 State St |
| 203-295-01 | 2787 State St | 203-304-01 | 645 Grand Ave |
| | | -02 | 2922 Roosevelt St |
| 203-296-03 | 3077 State St | -03 | Roosevelt St |
| -04 | 3087 State St | -04 | Roosevelt St |
| -05 | 3095 State St | -05 | 2936 Roosevelt St |
| -06 | 3045 State St | -09 | 2992 Roosevelt St |
| -07 | 417 Carlsbad Village Dr | -15 | Madison St |
| -08 | 457 Carlsbad Village Dr | -16 | 2945 Madison St |
| -09 | 2787 State St | -17 | 2937 Madison St |
| -10 | State St | -18 | Madison St |
| | | -19 | 699 Grand Ave |
| 203-297-01 | 539 Carlsbad Village Dr | -20 | 2970 Roosevelt St |
| -02 | 525 Carlsbad Village Dr | -24 | 2975 Roosevelt St |
| -03 | 505 Carlsbad Village Dr | -26 | 660 Carlsbad Village Dr |

LAND USE DISTRICT I (Continued)

(Parcels marked with an asterisk (*) are also partially located within another land use district)

| PARCEL NO. | ADDRESS | PARCEL NO. | ADDRESS |
|-------------------|-------------------------|-------------------|-------------------------|
| -04 | 3044 State St | -27 | 2956 Roosevelt St |
| -05 | 3060 State St | -28 | Madison St |
| -06 | 3068 State St | -29 | 690 Carlsbad Village Dr |
| -07 | 3080 State St | | |
| -08 | 3080 State St | 203-305-09 | 3096 Roosevelt St |
| -09 | 542 Oak Ave | -10 | 3095 Madison St |
| | | -11 | 3081 Madison St |
| 203-301-05 | 640 Grand Ave | -12 | 3055 Madison St |
| | | -13 | 675 Carlsbad Village Dr |
| 203-302-01 | 710 Grand Ave | -14 | Madison St |
| -02 | 752 Grand Ave | -15 | 645 Carlsbad Village Dr |
| | | -16 | 3060 Roosevelt St |
| 203-303-21 | 725 Grand Ave | | |
| -24 | 2958 Madison St | | |
| -26 | 710 Carlsbad Village Dr | | |
| | | 203-306-01 | 561 Carlsbad Village Dr |
| | | -02 | 563 Carlsbad Village Dr |
| | | -06 | 3045 Roosevelt St |
| | | -07 | Roosevelt St |
| | | -08 | 3055 Roosevelt St |
| | | -09 | 3067 Roosevelt St |
| | | -10 | 3085 Roosevelt St |
| | | -11 | 3091 Roosevelt St |
| | | -12 | 3025 Roosevelt St |
| | | | |

LAND USE DISTRICT I (Continued)

(Parcels marked with an asterisk (*) are also partially located within another land use district)

| PARCEL NO. | ADDRESS | PARCEL NO. | ADDRESS |
|------------|---------|------------|-------------------------|
| | | 203-351-03 | 3050 Madison St |
| | | -04 | 3062 Madison St |
| | | -05 | 3070 Madison St |
| | | -06 | 3080 Madison St |
| | | -07 | 740 Oak Ave |
| | | -18 | 745 Carlsbad Village Dr |
| | | 204-010-05 | Oak Ave |
| | | -06 | Oak Ave |
| | | -16 | 505 Oak Ave |

LAND USE DISTRICT 2

(Parcels marked with an asterisk (*) are also partially located within another land use district)

| PARCEL NO. | ADDRESS | PARCEL NO. | ADDRESS |
|------------|-------------------------|------------|--------------------------|
| 203-202-07 | 2892 Jefferson St | 203-353-04 | 3042 Harding St |
| -13 | 2879 Hope St | -05 | Harding St |
| -18 | 800 Grand Ave | -06 | 3096 Harding St |
| | | -07 | Harding St |
| 203-302-03 | 756 Grand Ave | -09 | 901 Carlsbad Village Dr |
| -04 | 786 Grand Ave | | |
| 203-303-16 | 2971 Jefferson St | 203-354-01 | 802 Carlsbad Village Dr |
| -17 | 2959 Jefferson St | -05 | 2928 Jefferson St |
| -18 | 2943 Jefferson St | -07 | 861 Grand Ave |
| -27 | 770 Carlsbad Village Dr | -08 | 2921 Carlsbad Village Dr |
| -28 | 785 Grand Ave | -12 | 880 Carlsbad Village Dr |
| | | -13 | 2910 Jefferson St |
| | | -14 | 2945 Harding St |
| | | -15 | 840 Carlsbad Village Dr |
| | | -16 | Carlsbad Village Dr |
| 203-351-08 | 3091 Jefferson St | | |
| -11 | 3071 Jefferson St | 203-355-01 | 921 Grand Ave |
| -12 | Jefferson St | -02 | 2928 Harding St |
| -13 | 3039 Jefferson St | -03 | 2941 Hope Ave |
| -14 | 3037 Jefferson St | -04 | 2952 Harding St |
| -15 | 3021 Jefferson St | -05 | 920 Carlsbad Village Dr |
| -16 | 755 Carlsbad Village Dr | | |
| -17 | 3081 Jefferson St | | |
| 203-353-02 | Jefferson St | | |
| -03 | Jefferson St | | |
| -04 | 3048 Jefferson St | | |

LAND USE DISTRICT 2 (Continued)

(Parcels marked with an asterisk (*) are also partially located within another land use district)

| PARCEL NO. | ADDRESS | PARCEL NO. | ADDRESS |
|------------|-------------------------|------------|---------|
| -11 | 3095 Harding St | | |
| -12 | 3075 Harding St | | |
| -13 | 3055 Harding St | | |
| -14 | 3043 Harding St | | |
| -15 | 3035 Harding St | | |
| -18 | 825 Carlsbad Village Dr | | |
| -19 | 3090 Jefferson St | | |

LAND USE DISTRICT 3

(Parcels marked with an asterisk (*) are also partially located within another land use district)

| PARCEL NO. | ADDRESS | PARCEL NO. | ADDRESS |
|------------|---------|------------|--------------------------|
| | | 203-130-18 | |
| | | -20 | |
| | | 203-320-02 | 955 Grand Ave |
| | | -03 | Grand Ave |
| | | -04 | 1006 Carlsbad Village Dr |
| | | -12 | Carlsbad Village Dr |
| | | -20 | 945 Grand Ave |
| | | -27 | Carlsbad Village Dr |
| | | -28 | |
| | | -29 | 955 Carlsbad Village Dr |
| | | -30 | 1025 Carlsbad Village Dr |
| | | -31 | 1089 Carlsbad Village Dr |
| | | -32 | 1048 Carlsbad Village Dr |
| | | -33 | 1044 Carlsbad Village Dr |
| | | -35 | Carlsbad Village Dr |
| | | -39 | 1048 Carlsbad Village Dr |
| | | -40 | 950 Carlsbad Village Dr |
| | | -41 | 2944 Hope Ave |
| | | -43 | Grand Ave |
| | | -44 | Grand Ave |

LAND USE DISTRICT 4

(Parcels marked with an asterisk (*) are also partially located within another land use district)

| PARCEL NO. | ADDRESS | PARCEL NO. | ADDRESS |
|------------|------------------------------------|------------|---|
| 155-200-04 | 2333 State St | 293-101-01 | 2676 State St |
| -07 | 2531 State St | -03 | 2680 State St |
| -08 | State St | -04 | 2695 State St |
| -10 | 2501 State St | -15 | 2698 State St |
| | | -19 | 2656 State St |
| 155-221-11 | 550 Laguna | -20 | 2646 State St |
| -12 | 570 Laguna | *-22 | 2631 Roosevelt St (<i>District 8</i>) |
| | | -24 | 2608 State St |
| | | -25 | 2586 State St |
| | | -28 | 2568 State St |
| 203-054-07 | 2685 State St | *-29 | 2564 State St (<i>District 8</i>) |
| -10 | 2663 State St | -30 | 539 Laguna Dr |
| -13 | 2647 State St | -31 | 2548 State St |
| -14 | 2639 State St | -32 | State St |
| -16 | 2633 State St | -33 | 2528 State St |
| -17 | 2627 State St | | |
| -18 | 2615 State St | | |
| -19 | 2589 State St | | |
| -20 | 2577 State St | | |
| -21 | 2551 State St | | |
| -22 | 2541 State St | | |
| -24 | 2739 State St | | |
| -25 | 2677 State St | | |
| -26 | 2659 State St | | |
| -27 | 2691 State St | | |
| *-28 | State Street (<i>District 1</i>) | | |

LAND USE DISTRICT 5

(Parcels marked with an asterisk (*) are also partially located within another land use district)

| PARCEL NO. | ADDRESS | PARCEL NO. | ADDRESS |
|------------|-------------------|------------|-------------------|
| 204-081-01 | 507 Pine Ave | 204-084-09 | 3190 Roosevelt St |
| -02 | 3213 Roosevelt St | -10 | 3170 Roosevelt St |
| -03 | 3235 Roosevelt St | -11 | 3160 Roosevelt St |
| -06 | 3255 Roosevelt St | -12 | 3150 Roosevelt St |
| -07 | 3258 Tyler St | -13 | Roosevelt St |
| -08 | Roosevelt St | -14 | Roosevelt St |
| -09 | 3279 Roosevelt St | -15 | Roosevelt St |
| -10 | Roosevelt St | -16 | 3110 Roosevelt St |
| -11 | 3293 Roosevelt St | | |
| -12 | 3293 Roosevelt St | 204-085-01 | 3115 Roosevelt St |
| -13 | 3290 Tyler St | -02 | 3135 Roosevelt St |
| -14 | 3243 Roosevelt St | -03 | 3155 Roosevelt St |
| -15 | 3293 Roosevelt St | -04 | 3147 Roosevelt St |
| | | -05 | 3163 Roosevelt St |
| | | -06 | 3177 Roosevelt St |
| 204-082-01 | 635 Pine Ave | -07 | 3176 Tyler St |
| -02 | 3222 Roosevelt St | -08 | 3179 Roosevelt St |
| -03 | 3234 Roosevelt St | | |
| -06 | 3256 Roosevelt St | | |
| -09 | 3280 Roosevelt St | | |
| -10 | 3286 Roosevelt St | | |
| -20 | 3250 Roosevelt St | | |
| -21 | 3274 Roosevelt St | | |

LAND USE DISTRICT 6

(Parcels marked with an asterisk (*) are also partially located within another land use district)

| PARCEL NO. | ADDRESS |
|------------|---------------|
| 204-010-03 | 3135 Tyler St |
| -04 | Tyler St |
| -07 | 3135 Tyler St |
| -08 | 3195 Tyler St |
| -09 | 3215 Tyler St |
| -10 | Tyler St |
| -11 | 3235 Tyler St |
| -12 | 3265 Tyler St |
| 204-070-01 | Tyler St |
| -02 | Tyler St |
| -03 | 3281 Tyler St |
| -04 | Tyler St |
| -05 | 3261 Tyler St |
| -06 | 3259 Tyler St |
| -07 | 3253 Tyler St |
| -08 | 3305 Tyler St |

LAND USE DISTRICT 7

(Parcels marked with an asterisk (*) are also partially located within another land use district)

| PARCEL NO. | ADDRESS |
|------------|---|
| 203-110-02 | 2737 Jefferson St |
| *-09 | 2755 Jefferson St (<i>District 8</i>) |
| -13 | 752 Arbuckle Place |
| -14 | 2753 Jefferson St |
| -15 | 750 Arbuckle Place |
| -25 | 2785 Jefferson St |
| -28 | 2801 Jefferson St |
| -29 | 2815 Jefferson St |
| -32 | 2865 Jefferson St |
| -33 | 2879 Jefferson St |
| -44 | 2745 Jefferson St |
| -45 | 2725 Jefferson St |
| -47 | 2777 Jefferson St |
| 203-202-19 | 2848 Jefferson St |

LAND USE DISTRICT 8

(Parcels marked with an asterisk (*) are also partially located within another land use district)

| PARCEL NO. | ADDRESS | PARCEL NO. | ADDRESS |
|------------|---|------------|-------------------|
| 203-101-02 | 2685 Roosevelt St | 203-102-05 | 2740 Roosevelt St |
| -05 | 2715 Roosevelt St | -10 | 2733 Madison St |
| -14 | 580 Beech Ave | -11 | 2725 Madison St |
| -18 | 2667 Roosevelt St | -12 | 2715 Madison St |
| -21 | 2653 Roosevelt St | -14 | 2687 Madison St |
| *-22 | 2631 Roosevelt St (<i>District 4</i>) | -15 | 2690 Roosevelt St |
| -23 | 2621 Roosevelt St | -16 | 2737 Madison St |
| -26 | 2571 Roosevelt St | -18 | 2705 Madison St |
| -27 | 2569 Roosevelt St | -19 | 2718 Roosevelt St |
| *-29 | 2564 State St (<i>District 4</i>) | -20 | 2718 Roosevelt St |
| -34 | 2727 Roosevelt St | -24 | Roosevelt St |
| | | -25 | 2650 Roosevelt St |
| | | -26 | Roosevelt St |
| | | -27 | 2669 Madison St |
| | | -28 | 2620 Roosevelt St |
| | | -29 | 2645 Madison St |
| | | -30 | 2635 Madison St |
| | | -31 | 2615 Madison St |
| | | -32 | 2605 Madison St |
| | | -33 | 2578 Roosevelt St |
| | | -34 | 655 Laguna Dr |
| | | -35 | 2558 Roosevelt St |
| | | -36 | 605 Laguna Dr |

LAND USE DISTRICT 8 (Continued)

(Parcels marked with an asterisk (*) are also partially located within another land use district)

| PARCEL NO. | ADDRESS |
|------------|---|
| 203-110-01 | Madison St |
| -04 | 2710 Madison St |
| -05 | 2712 Madison St |
| -08 | 2714 Madison St |
| *-09 | 2755 Jefferson St (<i>District 7</i>) |
| -12 | 722 Arbuckle Place |
| -20 | 725 Arbuckle Place |
| -21 | 715 Madison St |
| -26 | 2770 Madison St |
| -27 | 2790 Madison St |
| -30 | 2810 Madison St |
| -31 | 2820 Madison St |
| -34 | 2840 Madison St |
| -38 | 2646 Madison St |
| -39 | 2644 Madison St |
| -40 | 2642 Madison St |
| -41 | 755 Laguna Dr |
| -42 | 735 Laguna Dr |
| -43 | Laguna Dr |
| -46 | 2738 Madison St |

LAND USE DISTRICT 9

(Parcels marked with an asterisk (*) are also partially located within another land use district)

| PARCEL NO. | ADDRESS | PARCEL NO. | ADDRESS |
|------------|--------------------|------------|-------------------------|
| 203-041-01 | 2585 Carlsbad Blvd | 203-231-01 | 2855 Carlsbad Blvd |
| 203-051-01 | 2560 Carlsbad Blvd | 203-250-06 | 201 Oak Ave |
| -02 | 2564 Carlsbad Blvd | -15 | Carlsbad Blvd |
| -03 | 2500 Carlsbad Blvd | -16 | 3179 Carlsbad Blvd |
| -04 | 2550 Carlsbad Blvd | -17 | 3145 Carlsbad Blvd |
| | | -21 | 3150 Ocean St |
| 203-052-01 | Carlsbad Blvd | -22 | 3100 Ocean St |
| -02 | Carlsbad Blvd | -26 | 3136 Carlsbad Blvd |
| | | -29 | 3056 Carlsbad Blvd |
| 203-053-01 | Carlsbad Blvd | 203-252-04 | Carlsbad Blvd |
| | | -05 | Carlsbad Village Dr |
| 203-142-02 | 2645 Carlsbad Blvd | -06 | Carlsbad Blvd |
| -03 | 2655 Carlsbad Blvd | | |
| -04 | 258 Beech Ave | | |
| -06 | Cypress Ave | | |
| 203-143-01 | 2715 Carlsbad Blvd | 203-251-07 | 201 Grand Ave |
| -02 | 2729 Carlsbad Blvd | 203-351-19 | 2935 Carlsbad Blvd |
| -06 | 2747 Carlsbad Blvd | 203-352-03 | 2929 Carlsbad Blvd |
| -07 | 2775 Carlsbad Blvd | 203-353-06 | Garfield St |
| | | 203-354-07 | 2975 Carlsbad Blvd |
| | | 203-354-16 | 2968 Garfield St |
| | | 203-355-03 | 264 Carlsbad Village Dr |
| | | 204-010-03 | 276 Carlsbad Village Dr |
| | | 204-124-01 | Carlsbad Blvd |

Land Use Key

All properties within the Village Area are zoned V-R for Village Review. The Village Area is then divided into nine (9) land use districts which represent the various functional components described in the previous section. The districts are identified below and shown on the map to the right as well as on *Figure 3* (Page 13).

| | |
|-------------|----------------------------|
| District 1: | Carlsbad Village Center |
| District 2: | Office Support |
| District 3: | Freeway Commercial Support |
| District 4: | Residential Support |
| District 5: | Hispanic Mixed Use Support |
| District 6: | Service Commercial Support |
| District 7: | Office Support |
| District 8: | Residential Support |
| District 9: | Tourism Support |

The charts which follow this page list the various types of land uses and identify whether or not a use is “permitted,” “provisional,” “accessory,” or “not permitted” within the noted land use district.

(●) **Permitted Uses** are those which are permitted because they are considered to be consistent with the vision and goals established for each district within the Village boundaries. Although these land uses may be permitted after satisfactory completion of the Design Review process and compliance with all other requirements of the Village Review permit process is still required for the permitted use.

(⚙) **Provisional Uses** are those which are permitted subject to discretionary approval (by either the Housing & Neighborhood Services Director or the appropriate decision making authority). They are approved based upon the findings that the use is consistent with the Village vision and goals under specific conditions imposed by the permit. Uses in this category require special scrutiny concerning location, size, and anticipated impact on adjacent uses. For the purposes of land use policy within the Village, the term “provisional use” replaces the term “conditional use” which is used within the Carlsbad Municipal Code.

(A) **Accessory Uses** are those which are incidental and subordinate to the primary permitted or approved use.

(X) **Not Permitted** means that a land use is not consistent with the permitted or provisional uses of a district or does not achieve the long range goals of the Village Area. Therefore, these uses will be prohibited, without exception, within the specified land use. District.

Non Conforming Uses: A property owner should refer to Page 80 for information on “non-conforming” land uses. In general, if an existing use is noted as “not permitted” in the following land use charts, the use will be allowed to remain until 1) it ceases to exist; 2) the property is abandoned for a period of 6 months or longer; or 3) there is a proposed change in use. Non-conforming uses, however, will not be allowed to expand or intensify.

Enforcement of Permits: The enforcement of all approved permits shall be governed by Chapters 21.35 and 21.58 of the Carlsbad Municipal Code, which includes the process for revocation of permits. Revocation of permit proceedings shall be conducted by the original approving body.

ALLOWABLE LAND USES

On the following pages, land use charts are provided which list the various types of land uses which are permitted, provisional, accessory or not permitted as a result of adoption of this land use plan within the Village Master Plan and Design Manual. The uses are listed alphabetically by category of land use and according to land use district. For example, for information on where a motel could be located within the Village Area, an applicant/developer would find “motel” (use) under the “commercial services” (category) within the land use chart and learn that motels are permitted in Land Use District 9, provisionally in Districts 1 and 3, and not permitted in Districts 2, 4 through 8.

There are eight (8) land use categories listed within the following land use charts. The categories are identified and defined below:

1. **Commercial Services:** These are uses where there is generally an exchange or buying and selling of a service commodity. This relates specifically to services which a person, or persons, may provide to another person, or persons. As examples, these uses include automotive repair services, beauty salons, health clubs, hotels, travel agents and music schools.
2. **Entertainment and Recreation:** These are uses which generally provide an activity which is diverting or engaging, usually an activity which is sought for relaxation and amusement. As examples, these uses include: an art gallery, swim club, cinema, and a park.
3. **Food Services:** These are uses which generally allow for the purchase of food and/or beverage items which have been prepared and served, or made available for purchase, by another person intended to be consumed either on or off the premises. As examples, these uses include fast food restaurants, quick stop food stores, restaurants and sidewalk cafes.
4. **Light Industrial:** These are uses which generally provide for small scale manufacturing of products through the use of specialized tools and machines. In some cases, these are also uses which result in larger scale commercial operations which are primarily designed to provide services to manufacturers in either the transportation of goods or other types of services. As examples, these uses include cabinet shops, research laboratories, machine shops, parcel delivery services, and wholesale businesses.
5. **Offices:** These are uses which generally provide for a place where a particular kind of business is transacted or a service is supplied. As examples, these are places where a professional person such as an attorney, contractor, investment officer, or a doctor conducts business.
6. **Residential:** These are uses which generally provide for a dwelling place. As an example, these are places such as single-family homes or an apartment where a person lives, or persons live, on a permanent or continuous basis.
7. **Retail Businesses:** These are uses which generally provide for the sale of small quantities of commodities or goods directly to the ultimate consumer. As examples, these uses include businesses which sell appliances, crafts, clothing, florists, hardware, pets or pet supplies, videos, and/or musical recordings.
8. **Miscellaneous:** The miscellaneous category has been established to encompass the various land uses which do not clearly fit into one of the above categories.

ALLOWABLE LAND USES

The land uses noted below are listed in alphabetical order by category and according to land use districts. The chart provides information on the type of land uses which are permitted, provisionally permitted or not permitted within a given land use district. Following the land use charts are “Provisional Land Use Standards” which are listed by either category or specific use; these standards are provided for selected provisional land uses to identify special considerations, findings and conditions which will be used to determine whether or not the identified use will be permitted within the subject land use district.

The key for the chart is:

● = Permitted Use ☼ = Provisional Use A = Accessory Use X = Not Permitted

Footnotes

- (1) Office uses permitted on Roosevelt Street only.**
- (2) The ground floor of all approved mixed use projects shall be devoted to commercial uses.**
- (3) No drive-thrus.**
 - See specific land use under Provisional Use Standards.**
 - ** See Self-Improvement Services under Provisional Use Standards.**
 - *** See Sport Entertainment Uses under Provisional Use Standards.**

General Notes

- ☒ Outdoor seating in ROW is permitted in Districts 1, 2, 5 & 9, only with a provisional use permit approved by the Housing & Neighborhood Services Director.**
- ☒ All existing uses which are noted as “not permitted” within a land use district noted on this land use chart shall be allowed to remain pursuant to the non-conforming regulations set forth within this chapter. No expansion or intensification of non-conforming uses will be permitted.**
- ☒ No Adult Entertainment Uses permitted within any land use district within the Village.**
- ☒ For all Village properties which are also located within the Coastal Zone, the primary permitted land uses for all ground floor space shall be those which are visitor-serving commercial. Visitor-serving commercial uses include but are not limited to: hotels, motels, restaurants, recreational or tourist information facilities, souvenir, gift or novelty shops and/or services which will aid in the comfort/enjoyment of a tourist or regional guest’s visit to the area. All other land uses, which are not expressly prohibited as noted herein, shall be provisional or accessory uses; these uses must be approved, or conditionally approved, via the Village Review permit process.**

Land Uses with Districts

Commercial Services

| LAND USE DISTRICTS: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|--------------------------------------|---|---|---|---|---|---|---|------|---|
| Aerobics Studio** | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | X | X | ⊗ |
| Auto Painting/Detailing | X | X | ⊗ | X | X | ● | X | X | X |
| Auto Repair/Services | X | X | ⊗ | X | X | ● | X | X | X |
| Auto Towing | X | X | ⊗ | X | X | ● | X | X | X |
| Automatic Teller Machine (ATM)* | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | X | X | ⊗ |
| Barbershops | ● | ● | ● | ● | ● | ⊗ | X | X | ⊗ |
| Beauty Parlors | ● | ● | ● | ● | ● | ⊗ | X | X | ⊗ |
| Bed and Breakfast Inns* | ⊗ | ⊗ | X | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ |
| Blueprint/Copy/Duplicating Services* | ⊗ | ● | ● | ⊗ | ⊗ | ⊗ | ⊗ | X | X |
| Business and Professional Schools** | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | X | ⊗(1) | X |
| Car Wash | X | A | A | X | X | A | X | X | X |
| Child Care Center* | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ |
| Dance Studio/Martial Arts Studio** | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | X | X | ⊗ |
| Drama School** | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | X | X | X |
| Dry Cleaners | ● | ● | ● | ● | ● | ⊗ | X | X | ⊗ |
| Gas Station w/Bays | X | ⊗ | ⊗ | X | X | X | X | X | X |
| Gas Station w/Mini Marts | X | ⊗ | ⊗ | X | X | X | X | X | X |
| Health Clubs/Spas** | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | X | X | ⊗ |
| Hotels* | ⊗ | ⊗ | ⊗ | ⊗ | X | X | X | X | ● |
| Laundromat* | X | X | ● | ⊗ | ⊗ | ⊗ | X | X | A |
| Libraries* | ● | ● | ● | ● | ● | ⊗ | X | X | A |
| Mortuaries | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | X | X | A |
| Motels* | ⊗ | X | ⊗ | X | X | X | X | X | ● |
| Music School** | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | X | X | X |

| Commercial Sales (continued) | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|-------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Nail Salons | ● | ● | ● | ● | ● | ⊗ | X | X | ⊗ |
| Office Equipment Rental/Sales | ⊗ | ● | ● | ⊗ | ⊗ | ⊗ | ⊗ | X | X |
| Parking Lot/Structures | ● | ● | ● | ● | ● | ● | ● | ● | ⊗ |
| Private Secondary Schools | X | X | X | X | X | X | X | X | ⊗ |
| Professional Care Facility | X | X | X | X | X | X | X | X | ⊗ |
| Shoe/Garment Repair | ● | ● | ● | ● | ● | ⊗ | X | X | ⊗ |
| Time Shares | ⊗ | ⊗ | ⊗ | ⊗ | X | X | X | X | X |
| Travel Agent | ● | ● | ● | ● | ● | ⊗ | X | X | ⊗ |
| Word Processing Services* | ⊗ | ● | ● | ⊗ | ⊗ | ⊗ | ⊗ | X | X |

Entertainment and Recreation

| LAND USE DISTRICTS: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|--|---|---|---|---|---|---|---|---|---|
| Art Gallery | ● | ● | ● | ● | ● | ⊗ | X | X | ● |
| Bar/Cocktail Lounge* | Λ | X | Λ | Λ | X | X | X | X | Λ |
| Bowling Alleys*** | ⊗ | X | ⊗ | ⊗ | X | X | X | X | ⊗ |
| Cinema (Theater)* | ⊗ | X | X | ⊗ | X | X | X | X | ⊗ |
| Fortune Teller (as definite in 5.50.010© of the CMC) | ⊗ | X | X | X | X | X | X | X | X |
| Ice/Roller Skating Rinks*** | X | X | ⊗ | ⊗ | X | ⊗ | X | X | ⊗ |
| Museums* | ● | ● | ● | ● | ● | X | X | X | ● |
| Night Club* | ⊗ | ⊗ | ⊗ | X | X | X | X | X | Λ |
| Parks | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Performing Arts (Cultural Facility)* | ⊗ | X | ⊗ | ⊗ | ⊗ | X | X | X | ⊗ |
| Pinball Machine Arcade* | ⊗ | X | ⊗ | X | X | X | X | X | Λ |
| Pool Hall/Billiards Parlor* | ⊗ | ⊗ | ● | ⊗ | ⊗ | X | X | X | X |
| Private Clubs/Lodges | ⊗ | ⊗ | ⊗ | X | X | ⊗ | X | X | X |
| Swim Clubs*** | X | X | ⊗ | ⊗ | X | ⊗ | X | X | ⊗ |
| Tennis Clubs*** | X | X | ⊗ | ⊗ | X | ⊗ | X | X | ⊗ |
| Video Game Arcade* | ⊗ | X | ⊗ | X | X | X | X | X | Λ |

Food Services

| LAND USE DISTRICTS: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|-------------------------------|------|---|---|---|---|---|---|---|---|
| Fast Food Restaurant (Large)* | ⊗(3) | ● | ● | X | X | X | X | X | X |
| Fast Food Restaurant (Small) | ●(3) | ● | ● | X | ● | X | X | X | X |
| Quick Stop Food Store* | X | X | ● | X | X | X | X | X | ⊗ |
| Restaurant w/Entertainment* | ⊗ | ⊗ | ● | ⊗ | ⊗ | X | X | X | ⊗ |
| Restaurant | ● | ● | ● | ● | ● | X | X | X | ● |
| Sidewalk Café* | ⊗ | ⊗ | X | ⊗ | ⊗ | X | X | X | ⊗ |

Light Industrial

| LAND USE DISTRICTS: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|--|---|---|---|---|---|---|---|---|---|
| Auction Houses/Stores | X | X | X | X | X | ⚙ | X | X | X |
| Boat Building (Limited to those craft which may be transported over a single highway without permit) | X | X | X | X | X | ⚙ | X | X | X |
| Cabinet Shops | X | X | X | X | X | ● | X | X | X |
| Ceramic Products Manufacturer | X | X | X | X | X | ⚙ | X | X | X |
| Electronics Assembly | X | X | X | X | X | ⚙ | X | X | X |
| Research Laboratories | X | X | X | X | X | ⚙ | X | X | X |
| Frozen Food Lockers | X | X | X | X | X | ⚙ | X | X | X |
| Glass Studios (Edging, beveling and silvering in connection with sale of mirrors and glass for decorating) | ⚙ | ⚙ | X | ⚙ | ⚙ | ⚙ | X | X | X |
| Laundries | X | X | X | X | X | ⚙ | X | X | X |
| Machine Shops | X | X | X | X | X | ⚙ | X | X | X |
| Manufacturing Plants (Small Scale) | X | X | X | X | X | ⚙ | X | X | X |
| Motion Picture Laboratories | X | X | X | X | X | ⚙ | X | X | X |
| Musical Instrument Manufacturer | X | X | X | X | X | ⚙ | X | X | X |
| Parcel Delivery Service | X | X | X | X | X | ● | X | X | X |
| Plumbing Shop | X | X | X | X | X | ● | X | X | X |
| Plumbing Shop Supply Yards | X | X | X | X | X | ● | X | X | X |
| Public Scales | X | X | X | X | X | ⚙ | X | X | X |
| Sheet Metal Shops | X | X | X | X | X | ⚙ | X | X | X |
| Stained Glass Studios | ⚙ | ⚙ | ⚙ | ⚙ | ⚙ | ● | X | X | ⚙ |
| Storage Buildings/Warehouses | X | X | X | X | X | ● | X | X | X |
| Testing Laboratories | X | X | X | X | X | ⚙ | X | X | X |
| Tire Rebuilding | X | X | X | X | X | ⚙ | X | X | X |
| Tire Recapping | X | X | X | X | X | ⚙ | X | X | X |
| Tire Retreading | X | X | X | X | X | ⚙ | X | X | X |
| Wholesale Businesses | X | X | X | X | X | ● | X | X | X |

Offices

| LAND USE DISTRICTS: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|--|---|---|---|---|---|---|---|------|---|
| Accountants | ☼ | ● | ● | ☼ | ☼ | ☼ | ● | ☼(1) | X |
| Administrative | ☼ | ● | ● | ☼ | ☼ | ☼ | ● | ☼(1) | X |
| Advertising Agencies | ☼ | ● | ● | ☼ | ☼ | ☼ | ● | ☼(1) | X |
| Appraisers | ☼ | ● | ● | ☼ | ☼ | ☼ | ● | ☼(1) | X |
| Architects/Planners | ☼ | ● | ● | ☼ | ☼ | ☼ | ● | ☼(1) | X |
| Attorneys | ☼ | ● | ● | ☼ | ☼ | ☼ | ● | ☼(1) | X |
| Consultants | ☼ | ● | ● | ☼ | ☼ | ☼ | ● | ☼(1) | X |
| Contractors Offices | ☼ | ● | ● | ☼ | ☼ | ☼ | ● | X | X |
| Employment Agencies | ☼ | ● | ● | ☼ | ☼ | ☼ | ● | X | X |
| Engineers | ☼ | ● | ● | ☼ | ☼ | ☼ | ● | ☼(1) | X |
| Escrow Offices | ☼ | ● | ● | ☼ | ☼ | ☼ | ● | ☼(1) | X |
| Financial Institution (Full)* | ☼ | ● | ● | X | X | X | X | X | ☼ |
| Financial Institution (Limited)* | ● | ● | ● | X | ● | X | X | ●(1) | X |
| Government Offices | ☼ | ● | ● | ☼ | ☼ | ☼ | ● | X | X |
| Insurance Agencies | ☼ | ● | ● | ☼ | ☼ | ☼ | ● | ●(1) | X |
| Investment Services | ☼ | ● | ● | ☼ | ☼ | ☼ | ● | ●(1) | X |
| Labor Union Offices | ☼ | ● | ● | ☼ | ☼ | ☼ | ● | X | X |
| Medical Therapy Office* | ☼ | ● | ● | ● | ● | ☼ | ● | ●(1) | ☼ |
| Medical Treatment Office* | ☼ | ☼ | ● | ☼ | ☼ | ☼ | ● | ☼(1) | ☼ |
| Medical Treatment Offices (w/incidental pharmacies and medical labs) | ☼ | ☼ | ● | ☼ | ☼ | ☼ | ● | ☼(1) | ☼ |
| Real Estate Brokers | ☼ | ● | ● | ☼ | ☼ | ☼ | ● | ●(1) | X |
| Title Companies | ☼ | ● | ● | ☼ | ☼ | ☼ | ● | ●(1) | X |

Residential

| LAND USE DISTRICTS: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|--|------|------|---|------|------|---|---|---|------|
| Live/Work Studio* | ⚙ | X | X | ⚙ | ⚙ | ⚙ | X | ⚙ | X |
| Managed Living Units* | X | X | X | ⚙ | ⚙ | ⚙ | ⚙ | ⚙ | X |
| Mixed Use (Residential and Commercial Use) | ●(2) | ●(2) | X | ●(2) | ⚙(2) | ⚙ | X | ● | ●(2) |
| Multi-Family Dwelling* | ⚙ | ●(1) | ⚙ | ● | ⚙ | X | ⚙ | ● | X |
| Second Dwelling Units | X | X | X | ⚙ | ⚙ | X | X | ⚙ | X |
| Single-Family Dwelling | X | X | X | ● | ● | ⚙ | X | ● | X |

Retail Businesses

| LAND USE DISTRICTS: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|--|---|---|---|---|---|---|---|---|---|
| Accessories | ● | ● | ● | ● | ● | ⊗ | X | X | Λ |
| Antiques | ● | ● | ● | ● | ● | ⊗ | X | X | ⊗ |
| Appliances | ● | ● | ● | X | ● | ⊗ | X | X | X |
| Arts/Crafts | ● | ● | ● | ● | ● | ⊗ | X | X | X |
| Bakery/Candy/Creamery | ● | ● | ● | ● | ● | ⊗ | X | X | ⊗ |
| Books | ● | ● | ● | ● | ● | ⊗ | X | X | ⊗ |
| Clocks | ● | ● | ● | ● | ● | ⊗ | X | X | ⊗ |
| Clothing/Shoes | ● | ● | ● | ● | ● | ⊗ | X | X | ⊗ |
| Coffee Houses/Tea Rooms | ● | ● | ● | ● | ● | ⊗ | X | X | ● |
| Drug Store | ● | ● | ● | X | ● | ⊗ | X | X | ⊗ |
| Dry Goods | ● | ● | ● | X | ● | ⊗ | X | X | ⊗ |
| Electronic Equipment | ● | ● | ● | X | ● | ⊗ | X | X | Λ |
| Farmer's Market | ⊗ | X | X | X | X | ⊗ | X | X | X |
| Florist | ● | ● | ● | ● | ● | ⊗ | X | X | ⊗ |
| Furniture/Floor Coverings | ● | ● | ● | X | ● | ⊗ | X | X | X |
| Gifts | ● | ● | ● | ● | ● | ⊗ | X | X | ● |
| Grocery Store/Delicatessen/Meat Market | ● | ● | ● | ● | ● | ⊗ | X | X | ⊗ |
| Hardware | ● | ● | ● | X | ● | ⊗ | X | X | X |
| Hobby Items/Toys | ● | ● | ● | ● | ● | ⊗ | X | X | ⊗ |
| Ice Cream/Frozen Yogurt | ● | ● | ● | ● | ● | ⊗ | X | X | ● |
| Interior Decorator w/Goods | ● | ● | ● | ● | ● | ⊗ | X | X | X |
| Jewelry | ● | ● | ● | ● | ● | ⊗ | X | X | ⊗ |
| Linens | ● | ● | ● | ● | ● | ⊗ | X | X | X |
| Liquor/Tobacco | ● | ● | ● | X | ● | ⊗ | X | X | ● |

Retail Businesses (Continued)

| LAND USE DISTRICTS: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|-----------------------------------|---|---|---|---|---|---|---|---|---|
| Luggage | ● | ● | ● | X | ● | ⊗ | X | X | ⊗ |
| Music Instruments/Supply | ● | ● | ● | X | ● | ⊗ | X | X | X |
| Newsstand | ● | ● | ● | ● | ● | ⊗ | X | X | ● |
| Office Supply/Stationery/Cards | ● | ● | ● | X | ● | ⊗ | X | X | ⊗ |
| Optical Goods/Services | ● | ● | ● | ● | ● | ⊗ | X | X | X |
| Paint/Wallpaper | ● | ● | ● | X | ● | ⊗ | X | X | X |
| Pets | ● | ● | ● | X | ● | ⊗ | X | X | X |
| Photo Supply/Stationery/Cards | ● | ● | ● | ● | ● | ⊗ | X | X | ⊗ |
| Picture Framing/Art Gallery | ● | ● | ● | ● | ● | ⊗ | X | X | ⊗ |
| Portrait Studios/Photographers | ● | ● | ● | ● | ● | ⊗ | X | X | X |
| Post Office/Parcel Service | ● | ● | ● | X | ● | ⊗ | X | X | X |
| Recordings (tapes, CD's, Records) | ● | ● | ● | ● | ● | ⊗ | X | X | ⊗ |
| Sporting Goods/Bicycles | ● | ● | ● | ● | ● | ⊗ | X | X | ⊗ |
| Stamps/Coins/Collectibles | ● | ● | ● | ● | ● | ⊗ | X | X | ⊗ |
| Video Sales Rental | ● | ● | ● | ● | ● | ⊗ | X | X | ⊗ |

Miscellaneous

| LAND USE DISTRICTS: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|----------------------------------|---|---|---|---|---|---|---|---|---|
| Churches (or similar facilities) | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ |
| Youth Facilities | X | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | ⊗ | X |
| Trailer Park | X | X | X | X | X | X | X | X | ⊗ |

Transportation Corridor

Portions of Land Use Districts 1, 4, and 6 which are located within the Village Area are also located within the Transportation Corridor. The highlighted area on the map indicates the boundaries of the Transportation Corridor.

For those properties which are located both within the Village Area and the Transportation Corridor, the following land uses are the uses which will be permitted:

The following transit-related uses shall be permitted: Field and Seed Crops; Truck Crops; Horticulture Crops; Orchards and Vineyards; Tree Farms; Fallow Lands; Light-Rail Transmission Facilities; Light-Rail Maintenance/Repair Facilities; Light-Rail Stations; Passive Open Space; Bicycle Paths; Pedestrian Trails; Private or Public Parking Lots; and Railroad Tracks.



TRANSPORTATION CORRIDOR
(Area Within Solid Lines)

The primary use of the Transportation Corridor shall be for transportation facilities and improvements that provide rail and transit services and support facilities (as noted above). The permitted, provisional and accessory land uses allowed in Land Use Districts 1, 4 and 6, respectively, as set forth in the land use matrix of this Village Master Plan and Design Manual will also be allowed on the properties located within the corresponding and adjacent portions of the Transportation Corridor and north of Carlsbad Village Drive. All non-transit related development shall comply with all regulations and procedures set forth within this Village Master Plan and Design Manual, including obtaining a coastal development permit. In addition, in order to approve any coastal development permit and/or redevelopment or special review permit related to non-transit related uses/improvements within the Transportation Corridor (north of Carlsbad Village Drive) the appropriate legislative body within the City of Carlsbad must be able to make all of the following findings:

- 1) The North County Transit District Board, or other appropriate transit agency, has declared the site of the proposed development to be surplus or excess right-of-way and not required for the purposes of constructing and/or providing transit facilities, services or amenities and determined that a transit-oriented development is appropriate for said site;
- 2) The development is consistent with the goals and objectives of the Village Master Plan and Design Manual, including the standards and policies related to transit and the use of alternate transit facilities/services and public access;
- 3) The development complies with the land use plan and development standards set forth within the Village Master Plan and Design Manual for the respective land use district; and
- 4) The development shall incorporate and/or demonstrate support, including, but not limited to, parking, to the transit uses desired as priority uses within the transportation corridor.

Provisional Use Standards Contents

- Amusement Games Arcades
- Automatic Teller Machines (ATMs)
- Bars/Cocktail Lounges
- Bed and Breakfast Inns
- Business/Professional Offices
- Business/Professional Services
- Child Care Centers
- Cinemas
- Cultural Facilities
- Fast Food Restaurants (Large)
- Financial Institutions (Full)
- Hotels
- Laundromats
- Live/Work Studios
- Medical Therapy Offices
- Medical Treatment Offices
- Motels
- Multi-Family Dwellings
- Night Clubs
- Pool Halls/Billiard Parlors
- Professional Care Facilities
- Quick Stop Food Stores
- Managed Living Units
- Restaurants with Entertainment
- Self-Improvement Services
- Sidewalk Cafes
- Sport Entertainment Uses

Amusement Game Arcades

Definition: *A retail use which provides five or more amusement game devices such as video games, pinball machines or other similar mechanical and electronic amusement devices.*

Considerations

1. Arcades can provide entertainment and a social focus for young adults in the community. However, they can also create a foci of behavior which can be disruptive to other commercial activities and to nearby residential development.
2. Since arcade games can be relatively expensive to play over extended time periods, the activity in arcades often involves numbers of youth periodically participating as spectators. This pattern can result in a relatively high number of occupants compared to the number of machines and in a potential loitering problem on adjacent public sidewalks.
3. Younger users may arrive at the arcade on bicycles which often are allowed to litter sidewalks in and adjacent to the business, resulting in obstacles to pedestrian movements.
4. Arcades in primary shopping area generally interrupt retail community.
5. Other on-premise uses and the number of machines are relevant issues. Arcade machines which are subsidiary to other major uses such as a cinema are generally not a major problem since their primary function is to provide entertainment while patrons are engaging in or waiting for other events. In contrast, large numbers of machines which serve as the major draw of the business are likely to have a different user profile.

Location and Development Criteria

1. Arcades should not be placed on sidewalks adjacent to primary pedestrian streets.
2. Arcades should not be located in areas where they would interrupt existing or anticipated retail community.
3. Arcades which are intended as primary destinations should be located near public parking lots.
4. Arcades in Land Use District 3 should generally be limited to tenancies within larger shopping complexes with adequate parking and facilities for bicycle parking.
5. Unless an adequate supply of public bicycle racks are located nearby, arcades should provide on-premise racks or install public racks in a location and manner acceptable to the City.
6. Locations and/or hours of operation should be such as to minimize any conflicts between the use and Village residences.

Findings - *In order for this use to receive a Village Review Permit, it should be consistent with the following findings:*

1. The Arcade will not interrupt retail continuity or pedestrian movement.
2. Adequate parking for vehicles and bicycles exist either on-site or in nearby public resources.
3. Adequate planning has been conducted to minimize loitering activities which could negatively impact adjacent uses.
4. The location and/or hours of operation are such that activity and noise impacts on Village residents are likely to be minimal.

Automatic Teller Machines (ATM's)

Definition: *Machines for the automatic processing of banking transactions including the dispensing of cash without assistance from on-site employees. Machines are generally mounted on building walls and may be installed adjacent to financial institutions or in off-premise locations.*

Considerations

1. ATM's have become an accepted and valued convenience for most bank customers. They allow relatively rapid transactions that save customers time and are often available in locations other than parent financial institutions. They serve to support adjacent commercial uses by providing a ready source of cash for shoppers including tourists.
2. Parking is often an issue. Because most transactions are rapid and generally take less than a minute of actual machine time, users are often tempted to park illegally while using the machines. This can cause circulation difficulties as well as create hazards for both motorists and pedestrians.
3. In some commercial locations, the demand for usage can create queues which conflict with pedestrian movements on the adjacent sidewalk and block display windows or entries to adjacent businesses.
4. Each bank's ATM has a standard design and appearance which can have a visual impact on the general character of a storefront.
5. Security concerns related to ATM's result in a generally high level of illumination at and surrounding the machine location

Location and Development Criteria

1. Machines should be located within 100 feet of at least two short term parking spaces which are available to the user.
2. ATM's should not be located immediately adjacent to primary pedestrian sidewalks. Locations should be on sidewalks or within recesses where adequate use and queuing space exists.

Findings - *In order for this use to receive a Village Review Permit, it should be consistent with the following findings:*

1. The proposed located of the ATM will not adversely affect pedestrian traffic movements and will not result in negative impacts to adjacent uses.
2. The ATM is not expected to create additional parking and traffic problems in the area.
3. The appearance of the ATM and its related lighting and signage is appropriate to its location and the Village.
4. Adequate lighting and visibility provisions have been made for user safety.

Bars and Cocktail Lounges

Definition: *Any establishment where alcoholic beverages are the primary product sold, and those sales are not incidental to the sale of meals. These establishments may not offer live music, recorded music for dancing, comedy or other entertainment.*

Consideration

1. Bars are often sources of late night noise near premise exits, around parking areas and on vehicular and pedestrian paths leading away from the premises.
2. Front facades are often largely devoid of windows or covered with signs and other obstructions resulting in a gap in otherwise interesting street facades.

Location and Development Criteria

1. Bars/Cocktail Lounges should not be located along frontages where they would disrupt retail continuity unless their frontage is limited to 25 feet or less.
2. Bars/Cocktail Lounges should not be located where they are likely to adversely impact residential uses.
3. Bars/Cocktail Lounges should not be located so as to create a concentration of this use in one area. No bar/cocktail lounge shall be located within 500 feet of any other bar/cocktail lounge.
4. An adequate supply of parking, as set forth within this manual, shall be located conveniently nearby.
5. Facades shall be treated in a manner similar to other storefronts and should be designed with a Village character.
6. An opening shall be provided through which an unobstructed view of the interior of the premises can be obtained from the street upon which business fronts.
7. Surrounding grounds, including parking areas, shall be maintained in a neat and orderly condition at all times.
8. Any structure housing such operation shall meet all applicable building code provisions prior to occupancy.
9. Owner shall not permit open containers of alcoholic liquor to be taken from the premises.

Findings - *In order for this use to receive a Village Review Permit, it should be consistent with the following findings:*

1. The Bar/Cocktail Lounge will not likely have a negative impact on Village residents.
2. Adequate parking is conveniently located near the premises.
3. The exterior design of the facility and signage are appropriate to the Village and compatible with adjacent uses.

Bed and Breakfast Inns

Definition: *Any historical and architecturally significant building which is located in a scenic or other environment with a distinct character which has no less than three and no more than eight attractively decorated lodging rooms, and one common room available for social interaction where short-term lodging and primarily breakfast meals are provided for compensation. Bed and Breakfast Inns do not include rest homes, convalescent homes, hotels, motels, boarding houses or lodging houses.*

Considerations

1. Provisions for on-site parking can become visually unattractive on small sites or on sites where existing residential structures have been converted to Bed and Breakfast uses. Parking which spills out onto residential street can be a particular nuisance to adjacent residents.
2. The noise and activity of late evening arrivals and early morning departures can be disruptive to residents living near the site.

Location and Development Criteria

1. Parking areas should not be located adjacent to existing residences.

Findings - *In order for this use to receive a Village Review Permit, it should be consistent with the following followings:*

1. The Bed and Breakfast Inn can accommodate its parking requirement without disrupting the visual and landscape character of its Village surroundings.
2. The Bed and Breakfast Inn will not result in an unacceptable level of noise which would disrupt adjacent or nearby residents.
3. The proposed site is large enough to accommodate the proposed development while still providing adequate landscaping to be compatible with the surrounding neighborhood.

Business/Professional Offices

Definition: *A commercial facility used for business involving information processing, clerical work, consulting and record keeping rather than the sale or manufacture of goods.*

Considerations

1. Many types of offices can be disruptive to retail continuity when located in commercial shopping areas because of their non-retail nature and generally inward-oriented character.
2. A significant portion of the parking spaces needed to serve office uses are occupied by employees who are on-premises all or most of the work day.
3. Some office uses, such as real estate offices, are more consumer-oriented and can be beneficial to a lively mix of uses if small enough in scale to avoid disrupting retail continuity.
4. Some developers may wish to construct typical speculative office buildings with large floor plates and extensive quantities of window area for maximum tenant subdivision flexibility. Such facilities are likely to be out of scale and character in all areas of the Village.
5. Office uses will generally provide for their parking requirements on-site. Some sites with alley access can accommodate on-site parking without undue visual impact on the Village streetscape. Others may have more difficulty.
6. Office structures adjacent to residential uses can result in a loss of privacy for residents.

Location and Development Criteria

1. Ground floor office uses should not be located along commercial shopping streets where they would disrupt retail continuity. An exception to this criterion would be real estate offices or other “walk-in” uses which are strongly public consumer-oriented with a frontage of 50 feet or less.
2. Office uses are generally appropriate on the upper floors where they do not impact retail continuity.
3. Offices should be allowed on lots which back up to or are adjacent to residential properties only where development plans demonstrate that only minimal impacts will result.

Findings - *In order for this use to receive a Village Review Permit, it should be consistent with the following findings:*

1. The office development will be compatible in scale and character to the surrounding Village development.
2. The development is not likely to negatively impact existing or planned retail continuity in significant concentrations of commercial shops.
3. Sufficient on-site parking will be available to serve employee parking needs.
4. The office development will not result in an undue reduction of livability for adjacent residents.

Business/Professional Services

Definition: *A retail use which provides clerical, duplicating and other services to businesses and the general public.*

Considerations

1. Some Business/Professional Services uses can be disruptive to retail continuity when located in commercial shopping areas because of their non-retail nature and generally inward-oriented character. Others are more drop-in customer oriented and appropriate to retail areas except where they might occupy critical locations or occupy large street frontages.
2. A significant portion of the parking spaces needed to serve office uses are occupied by employees who are on-premises all or most of the work day.

Location and Development Criteria

1. Ground floor usage in heavily retail-oriented areas should be limited to Business/Professional Service tenants who provide drop-in services to the general public such as quick copying and desktop publishing.
2. Business/Professional Service uses are generally appropriate on upper floors in courtyards or along commercial alleys where they do not impact retail continuity.

Findings - *In order for this use to receive a Village Review Permit, it should be consistent with the following findings:*

1. The Business/Professional Service use is not likely to negatively impact existing or planned retail continuity in significant concentrations of commercial shops.
2. Sufficient on-site parking will be available to serve employee parking needs.
3. Adequate short-term parking exists in reasonable proximity to the use to accommodate drop-in customers.

Child Care Centers

Definition: *A day care facility of any capacity, other than a family day care home as defined in Section 21.04.146 of the Carlsbad Municipal Code, in which less than twenty-four hour per day non-medical care and supervision is provided for children in a group setting including nursery schools but not elementary schools.*

Considerations

1. Child care facilities require outdoor play areas. In some locations, these exterior areas could be subjected to physical or environmental conditions which might be injurious to the health of the children.
2. Drop off and pick up of children can create additional traffic in the immediate vicinity of the center as well as require short-term parking. Impacts on residents and potential traffic conflicts should be considered for specific locations.
3. Children playing in the outdoor areas around the center can produce noise levels which might negatively impact some residential uses.
4. Convenient child care centers could encourage increased utilization of the Village's commuter rail station.

Location and Development Criteria

1. Sites should enjoy ease of vehicular access.
2. Parcels should be sufficiently large to accommodate on-site parking and waiting zones or should be able to accommodate these functions within the public right-of-way without negatively impacting traffic flows or creating nuisances for occupants and/or customers of adjacent businesses or residents.

Findings - *In order for this use to receive a Village Review Permit, it should be consistent with the following findings:*

1. The Child Care Center meets relevant State of California locational criteria.
2. The Center will not cause undue traffic impacts on adjacent uses.
3. Adequate provisions have been made for parking and the drop-off and pick up of children.

Cinemas

Definition: *A commercial enterprise containing fixed seating and dedicated to the showing of motion pictures on one or more screens.*

Considerations

1. Cinemas require substantial parking in reasonably close proximity to the facility. However, peak usage of cinema parking often occurs when other downtown uses are closed or in need of fewer parking spaces to satisfy customer and employee needs.
2. Substantial traffic can be generated by a cinema facility when hit movies are shown or on peak weekend evenings. Patrons arriving for the next feature showing are seeking parking spaces prior to and while other patrons are leaving the facility.
3. The final film of an evening often lets out around midnight or later. Cinema exits and parking lots can become a source of noise which would be unwelcome near residential development.

Location and Development Criteria

1. Lots should provide or be located near parking areas with adequate spaces to meet the cinema's parking peak demand.
2. Sites adjacent to residential development would generally not be acceptable unless noise, traffic and other potential impacts can be adequately mitigated.
3. Locations which have or can accommodate supportive nighttime activities (e.g., restaurants, book stores, etc.) are preferable to isolated sites where movie-goers are less likely to patronize other downtown businesses.

Findings – *In order for this use to receive a Village Review Permit, it should be consistent with the following findings:*

1. Adequate and available parking resources exist on-site, in nearby public resources or in nearby private parking lots for which a binding use agreement has been executed to meet the cinema needs.
2. Traffic generated by the facility will not unduly impact residents or other businesses in the Village.
3. The facility is not likely to create noise, security or other adverse impacts on adjacent residential development.
4. The facility's location is supportive of a lively Village environment and has a high potential for stimulating support for other Village uses.

Cultural Facilities

Definition: *A public or quasi-public facility devoted to museum displays, interactive displays and education devoted to history or cultural heritage, or live theatrical, music and/or dance performances.*

Considerations

1. Live performance theaters are open to public use for only a very few hours each week and are devoid of apparent activity for the remainder of the time. If located in areas of intense retail activity, they can disrupt retail continuity.
2. If intensively programmed, live performance theaters have the potential of creating increased patronage of nearby restaurants and other nighttime use facilities.
3. Live performance theaters generally are designed as large windowless boxes to accommodate the facility's functional requirements and could be out of scale with nearby commercial and residential developments. Facilities with "fly lofts" to store scenery vertically above the stage can have windowless building components over 60 feet in height.
4. Live performance facilities, like cinemas, require substantial amounts of parking nearby. However, unlike cinemas, there is usually only one performance in an afternoon or evening. Therefore, potential traffic congestion is generally only related to the period immediately following a performance.
5. Like cinemas, live performance theaters often close late in the evening and have the potential of creating undesirable noise impacts if sited near residential development.
6. Museums often require substantial floor area to accommodate exhibits and artifacts. While "storefronts" can contribute to the liveliness of the street environment with visible display items and museum sales shops, the overall facility might occupy space more appropriately devoted to retail activities.

Location and Development Criteria

1. Cultural facilities should be located near parking resources adequate to meet public attendance and employee needs.
2. Locations and frontages should be sensitive to any adjacent retail needs in regard to use compatibility and critical mass of retail uses.

Findings – *In order for this use to receive a Village Review Permit, it should be consistent with the following findings:*

1. Adequate parking resources exist on-site or in nearby public resources to accommodate the cultural facility's needs.
2. Traffic generated by the facility will not unduly impact residents or other businesses in the Village.
3. The facility is not likely to create noise, security or other adverse impacts on adjacent residential development.
4. The facility's contribution to Village vitality and community identity outweighs any potential negative impacts on retail intensity and continuity.

Fast Food Restaurants (Large)

Definition: *A retail eating or eating and drinking use designed to attract and accommodate high customer volumes or turnovers and which provides ready-to-eat food for consumption on or off the premises and meets the following criteria:*

- *A gross floor area of 1,000 square feet or more, and more than 500 seats.*
- *A limited menu of ready-to-eat food prepared in advance of customer orders, or food which may be quickly prepared.*
- *Food served in disposable wrappers or containers.*
- *Food is ordered at a customer service counter.*
- *Food is paid for prior to consumption.*

Considerations

1. Although fast food restaurants in some urban locations are pedestrian-oriented, most are auto-oriented, require substantial amounts of parking and generate considerable traffic by virtue of their rapid turn-over and take-out food policies. These characteristics can be detrimental to retail continuity and pedestrian safety.
2. Food for take-out service is generally packaged in throw away containers. These along with straws, napkins and wrappers can create special trash problems at and for some distance from fast food restaurants.
3. Most fast food chains desire to utilize their recognizable corporate building and signage styles. While some have made special efforts in modifying their designs to fit special community circumstances, there may be problems in integrating the facility into the desired Village design character.
4. Fast food restaurants often extensively utilize paper or painted window signs as part of their promotional efforts. These can detract from the quality of the Village visual environment.

Location and Development Criteria

1. Fast food restaurants with on-site parking should not be located in areas where retail or visual continuity are important nor in areas where vehicular traffic related to their use will disrupt significant pedestrian movement patterns.
2. The site should be large enough to accommodate on-site parking away from street frontages.
3. The developer/franchisee should be willing to design specifically and uniquely for the Carlsbad Village visual environment as well as agree to restrictions on temporary advertising signs.

Findings: *In order for this use to receive a Village Review Permit, it should be consistent with the following findings:*

1. The use is not likely to create pedestrian and traffic hazards.
2. The use is consistent with and supportive of adjacent commercial uses.
3. Parking locations and visual treatments are consistent with Village goals.
4. The design of the facility and signage is compatible with desired Village character.

Financial Institutions (Full)

Definition: Financial uses providing banking services and products to the public and which occupy more than 25 feet of linear frontage or 1000 square feet of gross floor area including banks, savings and loans, and credit unions.

Considerations

1. Large financial institutions can utilize large street frontages which can interrupt retail continuity.
2. Financial institutions often seek locations in downtown areas in order to compete with others with regard to identity and name recognition. This tendency along with their ability to pay relatively high rents frequently resulted in substantial concentrations of these uses with the resultant loss of space for other retail and service uses.
3. Aggressive promotional campaigns for financial products and services often leads to the extensive use of temporary signs placed in window areas facing the street. This can lead to an appearance of visual chaos.
4. Most financial institutions also provide on-site Automatic Teller machines for quick transactions. This can increase traffic congestion and lead to parking problems as outlined in the provisional use standards outlined for ATM's.
5. Some financial institutions wish to incorporate drive-in banking facilities. These take up large areas of land, contribute to air quality problems by virtue of idling engines and can result in traffic circulation problems.

Location and Development Criteria

1. Sites should not contain on-site parking unless such parking can be accessed from streets or alleys without conflict with pedestrians along primary pedestrian paths.
2. Drive-in banking windows should not be allowed.
3. Street frontages should be appropriate to the location relative to retail continuity and should generally not exceed 50 feet.

Findings: In order for this use to receive a Village Review Permit, it should be consistent with the following findings:

1. The scale and character of the development are in keeping with adjacent Village development.
2. The use will not adversely affect retail continuity or pedestrian movements.
3. The use will not unduly affect the orderly flow of vehicular traffic in the area.

Institutional Uses

Definitions:

Institutional Uses are those which are generally characterized as being established by a non-profit organization or corporation of a public character with a public purpose being served (i.e., education, religious services, elderly care, etc.).

Private Secondary School is an educational facility which is established, conducted and primarily supported by a nongovernmental agency and offers general, technical, vocational or college-preparatory courses at a level and to an age group which is intermediate between elementary school and college.

Professional Care Facility is a facility in which food, shelter, and some form of professional service is provided such as nursing, medical, dietary, exercising or other medically recommended programs. Not included in this definition are hospitals and mental hospitals.

Church is generally considered to be a worship facility for a body or organization of religious believers.

Considerations

1. The development of additional Institutional Uses within the Village Area will generally be discouraged because these types of projects most often consume large street frontages which interrupt retail continuity.
2. Institutional Uses generally do not assist in the effort to economically enhance an area or serve to meet the revitalization goals of the Village Area.
3. Since existing Institutional Uses within the Village have been “good neighbors” for a number of years and have developed strong relationships within the community which give additional identity to the Village area, existing Institutional Uses will be allowed to remain with legislative approval of a long term Master Land Use Plan for all related property.
4. Permission may be granted by the City of Carlsbad to allow the expansion or intensification of an existing institutional use only if the expansion or intensification provides public benefits, such as street improvements, and it is determined that the project will have no adverse impacts on the surrounding properties.

Location and Development Criteria:

Although new institutional uses will be discouraged within the Village Area, it is possible that a new institutional use may be proposed for the Village. In this case, the following location and development criteria shall apply:

1. Institutional Use frontages should be limited in areas of intense retail activity unless substantial portions of the frontages are utilized for retail uses which are easily accessible from the sidewalk.
2. Institutional Uses, except for schools, should be located away from residential areas where noise and/or traffic could be a problem.
3. Access to loading or parking facilities should be located away from primary pedestrian areas wherever possible to prevent conflicts and assist with traffic circulation.

For existing Institutional Uses, the location is already fixed. However, if development of a site is proposed, the above criteria shall remain applicable.

Findings - *For a new institutional use to receive a Village Review Permit, the following findings must be made:*

1. The scale and character of the Institutional Use is appropriate to its location and the desired Village character.
2. The use is consistent with the goals and objectives of the Village.
3. Street frontage uses are appropriate to the site and location and adjacent uses.
4. Loading facilities and access to parking will not adversely affect pedestrian movement and safety.

In addition to the above findings, the following findings must also be made for all existing institutional uses:

5. A Master Land Use Plan has been submitted and approved by the appropriate legislative body.
6. Expansion or intensification of the use will not have an adverse impact on future development within the area or on revitalization activities.

Hotels

Definition – *A building in which there are five or more guest rooms where lodging on a nightly basis, with or without meals, is provided for compensation, and where no provision is made for cooking in any individual room or suite and shall not include buildings where persons are housed under legal restraint.*

Considerations

1. Hotels are generally acceptable in all of the designated land use districts. However, issues of scale and potential conflicts must be addressed in each individual circumstance.
2. Hotel street frontages can negatively impact retail continuity unless uses are placed along those frontages which complement the adjacent retail uses.
3. Visitor loading areas can disrupt traffic flows and remove on-site parking resources for retail uses.
4. Functional areas of hotels (e.g., kitchen and trash areas) can be sources of noise which can affect any adjacent residential uses.

Location and Development Criteria

1. Hotel frontage dimensions should be limited in areas of intense retail activity unless substantial portions of the frontages are utilized for retail uses which are easily accessible from the sidewalk.
2. Hotel service areas should be located away from any adjacent residential uses where noise can be a problem.
3. Access to any loading or parking facilities should be located away from primary pedestrian areas wherever possible.

Findings – *In order for this use to receive a Village Review Permit, it should be consistent with the following findings:*

1. The scale and character of the hotel is appropriate to its location and the desired Village character.
2. Street frontage uses are appropriate to the site location and adjacent uses.
3. Loading facilities and access to parking will not adversely affect pedestrian movement and safety.

Laundromats

Definition – *A commercial business wherein coin-activated washers, dryers and similar cleaning equipment are self-operated by individuals not permanently living or temporarily residing on the premises.*

Considerations

1. Laundromats provide important services for Village and nearby residents without their own on-premises equipment and for travelers staying in the area at facilities which do not have laundry facilities.
2. Recent development prototypes in many urban areas have included coffee houses, cocktail lounges or other entertainment uses along with the Laundromat functions. These mixes of use must be evaluated with respect to their relative size and ability to attract patronage separately from on-site Laundromat users.
3. Typical Laundromat frontages are often lacking in visual interest and exhibit high levels of fluorescent lighting which could be at odds with adjacent uses.
4. Convenient parking is generally needed.

Location and Development Criteria

1. Laundromats should not be placed in areas where there is a high degree of retail continuity.

Findings – *In order for this use to receive a Village Review Permit, it should be consistent with the following findings:*

1. The use or combination of uses is compatible with adjacent uses and will not unduly interrupt important areas of retail continuity.
2. The scale and character of the facility is compatible with a Village character.

Live/Work Studios

Definition – *A residential structure, generally in loft-type unit, in which one or more of the residents utilize a portion of the dwelling unit for business purposes involving the creation or assembly of art, craft, graphic design, photography or similar hand-crafted products for display and/or sale. On-site business activities may include in some but not all cases the display and sale of those hand-crafted goods.*

Considerations

1. The issues of Live/Work Studios deal both with the impact of business uses on adjacent residential uses as well as the impact of adjacent non-residential uses on the livability of the residential units in cases where the studios are located in commercial or industrial areas.
2. Some on-site business activities such as the creation of metal or wood sculpture could introduce a noise element into the residential neighborhood.
3. On-premise display and/or sales activities could generate traffic and parking concerns in residential areas.
4. In commercial areas, the residential units could be substandard in terms of access, light, air and open space unless specifically designed to address those issues.
5. In industrial areas, residents could be subjected to adjacent noise or other environmental impacts.

Location and Development Criteria

1. On-site display and sales functions should be limited to sites where vehicular access and parking will not negatively impact other residential units.
2. Live/Work Studios in residential environments should be limited to activities which will not adversely impact adjacent residents.

Findings – *In order for this use to receive a Village Review Permit, it should be consistent with the following findings:*

1. The Live/Work Studio use is compatible with adjacent development.
2. Adequate parking is available for tenants and anticipated visitors.
3. Dwelling units will enjoy a residential environment of comparable quality to other standard units in the Village.

Medical Therapy Offices

Definition – *Medical or allied health service offices which generally meet the following criteria:*

- *Fewer than 3 professionals in the office*
- *Treatment sessions lasting 45 minutes or longer*
- *Treatment limited to one individual or one family at a time*
- *Includes these and similar uses:*
 - *Chiropractor*
 - *Family Therapy*
 - *Psychologist*
 - *Psychologist (Individual)*

Considerations

1. Medical therapy offices, if located in ground floor storefront space, could interrupt retail continuity given their generally inward-oriented character.

Location and Development Criteria

1. These uses should be limited to locations on levels above the ground floor in off-street locations where they will not adversely impact retail continuity.

Findings – *In order for this use to receive a Village Review Permit, it should be consistent with the following findings:*

1. On-premise activities and related parking requirements are compatible with the land use district and adjacent development.
2. Adverse impacts on retail intensity or retail continuity are not likely.

Medical Treatment Offices

Definition – *Medical or allied health service offices which meet one or more of the following criteria:*

- *Three or more professionals in the office*
- *Treatment periods of less than 45 minutes*
- *Waiting rooms accommodating more than five people*
- *Treatment sessions involving three or more patients at the same time.*
- *Includes these and similar uses:*
 - *Dental Clinic*
 - *Medical Clinic*
 - *Medical Office*
 - *Psychotherapy (Group)*

Considerations

1. This type of medical use has the potential of generating higher parking demands than other commercial uses which could impact the visual quality of the Village for on-site parking and the availability of parking for retail uses within the parking district.
2. Medical offices are generally inward-oriented in character and could negatively impact retail continuity if placed in areas with a high retail potential.

Location and Development Criteria

1. Medical Treatment Offices should be placed on levels above the ground floor or in off-street locations in areas of retail activity.
2. Sites should be large enough to accommodate on-site parking.

Findings – *In order for this use to receive a Village Review Permit, it should be consistent with the following findings:*

1. The use is compatible with the land use district and adjacent development.
2. The use will not adversely affect retail intensity or retail continuity in the Village.
3. Adequate parking exists to serve the needs of this use.

Motels

Definition – *A group of attached or detached buildings containing individual sleeping or living units where a majority of such units open individually and directly to the outside, and where a garage is attached or a parking space is conveniently located to each unit, all for the temporary use by automobile tourists or transients, and includes motor lodges. An establishment is considered a motel when it is required by the Health and Safety Code of the State of California to obtain the name and address of the guests, the make, year and license number of the vehicle and the state in which it was issued.*

Considerations

1. Motels are traveler-oriented, therefore should be conveniently located on travel corridors and near other visitor-serving facilities.
2. Motels by their nature have a very strong automobile-to-room relationship which could limit building activity which may be oriented towards Village streets.
3. Because many motels survive on drop-in business, their signage is often aggressive in size and appearance.

Location and Development Criteria

1. Parking areas should be located away from street frontages and buffered from public view.

Findings – *In order for this use to receive a Village Review Permit, it should be consistent with the following findings:*

1. The use is appropriate to the land use district and adjacent development.
2. The site is adequate in size to provide the necessary parking as well as adequate space for landscaping to integrate the project into the Village character.
3. The project enhances the Carlsbad Village image and character.

Multi-Family Dwellings

Definition – *A building, or portion thereof, designed for occupancy by three or more families living independently of each other and containing three or more dwelling units.*

Considerations

1. Multi-family housing is appropriate near the Land Use District 1 rail station but could displace important ground floor retail uses in some locations.
2. Multi-family residential uses generally require on-site dedicated parking which could be difficult to provide in retail-oriented districts unless located below grade.
3. In Land Use District 6, large parcels lend themselves to multi-family residential development. However, the impact of adjacent industrial uses on the quality of the residential environment may be of concern.

Location and Development Criteria

1. Residential units and parking should not be placed on ground floor levels where they would displace desired retail uses or otherwise lessen active street frontage.
2. Sites should be large enough to accommodate parking requirements on-site or below grade.
3. Residential units should not be placed in close proximity to uses which would adversely affect the health and welfare of the residents.
4. For locations adjacent to the AT&SF Railroad Right of Way, adequate provisions should be made to buffer residents from train noise.
5. Where feasible and possible, multi-family housing near the rail station should be constructed as part of a mixed use development project.

Findings – *In order for this use to receive a Village Review Permit, it should be consistent with the following findings:*

1. The Multi-Family Residential use is appropriate to the site and adjacent development.
2. The site is of adequate size and shape to accommodate its required on-site parking without adversely affecting the visual environment of the Village.

Night Clubs

Definition— *This use shall also be known as a bar or cocktail lounge with entertainment.*

Any establishment where alcoholic beverages are the primary product sold, and those sales are not incidental to the sale of meals and also offers live music, recorded music for dancing, a dance floor, comedy or other entertainment on a regular basis. This type of establishment typically has a cover charge for entrance.

Considerations

1. Nightclubs, as nighttime activities, have the potential of creating noise problems for nearby residential areas.
2. Nightclubs, because of their floor show and/or dance floor requirements, often require large blocks of floor area which could displace other desired uses.
3. Nightclubs are generally inactive during normal business hours and can create a gap in interesting activity if located along retail frontages.
4. The intensity of use of nightclubs is generally very high since many patrons may be standing or dancing rather than seated at tables. This intensity create the need for substantial nearby parking.
5. Sidewalk crowds waiting to enter the nightclub and during intermissions or music breaks are not uncommon and can be a hindrance to normal pedestrian movement if located near other nighttime uses such as restaurants.
6. The total number of night clubs within the Village at any given time shall be limited. An overconcentration of night clubs could be detrimental to the Village. Special consideration shall be given to the potential for proliferation of night clubs by assessing the number and type within the Village at any given time and the impact an additional club might have on the environment or atmosphere within the Village.

Location and Development Criteria

1. Nightclubs or parking serving nightclub uses should not generally be located adjacent to residential development.
2. Nightclubs should contain adequate on-site parking or be located near public parking resources with sufficient capacity to serve their parking requirements.
3. The location should be such that conflicts with other nighttime uses are minimized or design steps should be taken to accomplish that goal.

Findings— *In order for this use to receive a Village Review Permit, it should be consistent with the following findings:*

1. The site is suitable for a nightclub use and will have a minimal impact upon Village traffic, parking, residents and other adjacent uses.

Pool Halls/Billiard Parlors

Definition – *Any place of business where billiards or pool is played, and a fee is charged to those playing for the use of the equipment. The billiard room shall not be connected with any other business, nor shall any other business be permitted to be carried on, except that the billiard room may have therein ordinary merchandise vending machines and no more than four coin-operated games of skill, including pinball machines. A bar or cocktail lounge, having two or less pool or billiard tables, shall not be considered to be a pool hall or billiard parlor.*

Considerations

1. Pool Halls and Billiard Parlors have become a popular form of both participatory and spectator activity in recent years and cater to a wide range of social, economic and age groups. The issues related to this use are primarily related to those of displacement of desired retail activity in important shopping areas and the disruption of retail continuity.

Location and Development Criteria

1. Pool Halls/Billiard Parlors should not be located along prime retail frontages.

Findings – *In order for this use to receive a Village Review Permit, it should be consistent with the following findings:*

1. The Pool Hall/Billiard Parlor use is appropriate to the site and is not likely to adversely affect the Village's retail potential.

Professional Care Facilities

Definition – *A facility in which food, shelter, and some form of professional service is provided such as nursing, medical, dietary, exercising or other medically recommended programs. Not included in this definition are hospitals and mental hospitals.*

Considerations

1. The Village should not generally be thought of as a location for new facilities of this type given the Village's emphasis upon retail shopping, small scale offices, visitor services and residential development in close proximity to the commuter rail station.

Location and Development Criteria

1. The use should only be considered in Land Use District 9 on the site currently occupied by a similar use (Carlsbad Boulevard and Grand Avenue). Should significant changes to that property or use occur in the future, strong encouragement should be given for conversion of the site to commercial and visitor-serving uses.
2. No new development of this type should be allowed in Land Use District 9 aside from the rebuilding of similar uses currently occupying sites within the district.
3. Historic portions of existing buildings should be retained and enhanced.
4. New development on existing sites should reinforce the visual interest of adjacent streets and contain substantial landscaping.

Findings – *In order for this use to receive a Village Review Permit, it should be consistent with the following findings:*

1. The use is a rebuilding of existing or similar uses.
2. The development is consistent with the goals of the Village Design Manual with regard to pedestrian movement and visual character.

Quick Stop Food Stores

Definition – *A retail facility selling take-out food, liquor or other convenience goods and containing fewer than 20 seats where the majority of sales are removed and consumed outside the premises.*

Considerations

1. Quick stop food stops are likely to be automobile-oriented with rapid parking space turnover and with little spill-over commercial benefit to other Village uses.
2. These uses are often chain franchise operations with a standard appearance that would not comfortably fit into the desired Village visual character without significant architectural and signage modifications.

Location and Development Criteria

1. Parking lots should not dominate the site development.
2. Parking lots should be buffered from public view by screening and substantial landscaping.
3. The character of structures and signage must be compatible with a Village character.

Findings – *In order for this use to receive a Village Review Permit, it should be consistent with the following findings:*

1. The use is appropriate to the Village and the site.
2. The project has been designed to be compatible with the Village environment.

Managed Living Units

Definition – *Managed Living Units within the Village shall be defined in the same manner as those allowed, if allowed, within the remainder of the city. The definition shall be established by ordinance approved by the City Council.*

All Managed Living Units produced within the Village shall comply with the standards and conditions set forth within applicable regulations set forth within the Carlsbad Municipal Code.

If a Managed Living Unit Ordinance is not adopted for the remainder of the city, these types of units will also not be permitted within the Village Area.

Development of all Managed Living Units shall be consistent with the Carlsbad Municipal Code.

Restaurants with Entertainment

Definition of a Restaurant – *An establishment at which the primary business is the preparation, service and retail sale of meals comprising a varied selection of foods and nonalcoholic beverages prepared, served and consumed on the premises. The sale of any alcoholic beverages must be incidental to the primary restaurant business at all times that the business is open. “Incidental alcoholic beverage sales” means that these sales are subordinated to a minor position to the sale of meals. The intent is for any alcoholic beverage to be purchased with a meal. No more than twenty five percent (25%) of the interior area of the restaurant shall be used, designed, arranged or devoted to a use commonly associated with a bar or other establishment primarily engaged in the on-premises sale of alcoholic beverages. The interior area shall include only those portions of the establishment devoted to regular use by the public. These establishments may not offer live music, recorded music for dancing, comedy or other entertainment at any time. No cover charge is permitted at any time for access to the restaurant. These establishments must operate in a manner which is consistent with this definition at all times during posted business hours.*

Definition of Restaurant with Entertainment – *The same as the definition for restaurant noted above, with the exception that these establishments may offer live music, recorded music for dancing, comedy, or other entertainment for their dining guests in addition to food and beverage service.*

Considerations

1. The activity often results in many customers leaving the facility late at night with the potential for noise impacts on nearby residences from patrons and vehicles.
2. Restaurants with entertainment often have use intensity with a significant number of patrons in the premises at one time. Parking conveniently located to the facility is important.

Location and Development Criteria

1. Restaurants with Entertainment should not be located where they are likely to adversely impact residential uses.
2. An adequate supply of parking should be located conveniently nearby.
3. Consideration must be given to ensure that there will not be an overconcentration of restaurants with entertainment at any given time prior to approving a new restaurant with entertainment.

Findings – *In order for this use to receive a Village Review Permit, it should be consistent with the following findings:*

1. The restaurant with entertainment is not likely to have a negative impact on Village residents.
2. Adequate parking is conveniently located near the premises.

Self-Improvement Services

Definition – *A commercial facility offering group instruction or training and containing large open exercise, work or instructional space with an Occupant Load Factor of 50 square feet or less as defined in the Uniform Building Code. The definition includes health clubs, martial art studios, business and professional schools and aerobic studios but does not include child care centers, private schools or similar private facilities.*

Considerations

1. These facilities often seek storefront locations among retail facilities and can, because of their inward-oriented nature, create gaps in visual storefront interest and retail continuity.
2. The uses are generally group-oriented and require sufficient parking to serve those on-site at the same time.

Location and Development Criteria

1. Self-Improvement Service uses should not be located in storefront locations where retail continuity is important.

Findings – *In order for this use to receive a Village Review Permit, it should be consistent with the following findings:*

1. Retail continuity will not be adversely affected by this use.
2. Adequate parking is available nearby.

Sidewalk Cafes

Definition – *An outdoor extension of a restaurant, delicatessen, ice cream parlor or similar food service use with the majority of its seating capacity located indoors and where exterior seating occurs partially or wholly on public property.*

A delicatessen is defined as an establishment at which the primary business provides for ready-to-eat food products (such as cooked meats or prepared salads) and canned or bottled beverages which are purchased on the premises and typically consumed off-site. They may provide made to order sandwiches and/or salads. Serving and eating utensils are typically disposable. Food orders service is not provided to any tables which might be located on the premises. No waiters or waitresses are employed on the premises. A delicatessen is defined as “retail” for land use purposes.

A restaurant is defined under the “restaurant with entertainment” provisional use section of this plan.

Considerations

1. Since all or a portion of Sidewalk Cafes occupy public property, tables, chairs and waste receptacles can interfere with normal pedestrian movements.
2. Tables, chairs, waste receptacles and other items, if located near street curbs, can interfere with car doors and pedestrian access to parking spaces.
3. Too many tables and chairs can block access to the business’s entry.
4. Since tables, chairs, umbrellas, waste receptacles, planters and other items are prominently located within the public right of way, they can have a substantial impact on the immediate visual environment.

Location and Development Criteria

1. Sidewalk tables should be limited to eating and drinking establishments.
2. Tables and chairs should not unduly disrupt pedestrian and vehicular movement.
3. Tables should be placed a minimum of two feet from the curb to allow adequate space for the opening of vehicle doors.
4. A clear area of at least five feet in width of linear paved sidewalk, free of all obstructions, must be maintained to allow adequate pedestrian movement on the sidewalk in front of the business.
5. If installed, all fixtures, barriers, railings, landscaping or combination thereof shall be in place when the café is in operation and shall be stationary or permanent, fixed to the sidewalk and contiguous to define the café boundary and may be removed when café is closed.
6. Tables are encouraged to be placed in line with tree wells, street lights and other street furnishing elements in order to maximize a linear unobstructed area.
7. Where tables are placed next to the building facade, a clear area of at least five feet in width should be maintained to building entries.
8. Tables must not block access to fire emergency facilities (e.g., fire hydrants).

9. Tables, chairs and umbrellas should be restricted to the frontage of the business, and should not encroach on the frontage of any adjacent business.
10. All sidewalk obstruction including non-permanent trash receptacles should be removed completely from the sidewalk area daily prior to the close of business.
11. Furniture should be of uniform color and design and of substantial construction to withstand outdoor use. Umbrellas should be made of a wood or metal framework and covered with fabric. No vinyl umbrellas shall be permitted. The Housing & Neighborhood Services Director shall develop guidelines for examples of acceptable sidewalk café furniture.
12. Trash receptacles should be provided by the eating or drinking establishment and the area of the sidewalk café should be kept free of litter.
13. A sidewalk table permit must be approved by the Housing & Neighborhood Services Director prior to the use of sidewalk tables. A fee to be set by the City Council shall be required for processing the subject permit. This fee must be paid before the permit will be processed.
14. The approved sidewalk table permit shall remain in effect for as long as sidewalk tables are permitted within the Village Area and the permittee remains in compliance with the subject approved permit. No new permit shall be required unless the applicant ceases to use the sidewalk tables for a period of six months or longer; in this case, a new permit with appropriate fee would be required. The approved permit which remains in effect may be amended without additional fees as approved by the Housing & Neighborhood Services Director.
15. All the other necessary City and/or Agency permits must also be obtained prior to the use of sidewalk tables. These permits may include a business license and/or a Village Review permit if required for the primary eating/drinking establishment.
16. The State Department of Alcohol Beverage Control (ABC) shall regulate the sale of alcoholic beverages within the Village. The applicant must obtain the appropriate permits and/or approvals from ABC prior to selling or serving alcoholic beverages to customers using the sidewalk tables.
17. The Housing & Neighborhood Services Director may approve temporary or permanent enclosures for the sidewalk café area as part of the sidewalk table permit if the Director finds that the enclosure will not impede pedestrian traffic and is desired for other safety or aesthetic reasons.
18. Applicant/permittee must sign an Indemnification Statement holding the City of Carlsbad harmless from any legal action resulting from sidewalk café operations and/or any approved enclosures for this sidewalk.
19. The applicant must submit a Certificate of Insurance to the City of Carlsbad in an amount to be established by the Risk Manager of the City of Carlsbad. The City of Carlsbad shall be listed as an “additional insured” on the Certificate. The Certificate must remain in effect for as long as the tables and chairs are placed within the public right-of-way (on the sidewalk).
20. In accordance with Chapters 21.35 and 21.58 of the Carlsbad Municipal Code, the sidewalk café permit may be revoked by the Housing & Neighborhood Services Director following due process procedures, if: 1) the conditions of the approved permit are not being met; 2) conditions at or

around the sidewalk café change; and/or 3) if operation of the sidewalk café interferes with adequate or safe public use of the sidewalk.

21. ***Findings*** – *In order for the sidewalk table use to receive a Permit, it shall be consistent with the following findings:*

1. The applicant has complied with all of the criteria established relative to Sidewalk Cafes.
2. The use is not likely to result in health or safety problems nor is it likely to adversely impact adjacent uses.

Sports Entertainment Uses

Definition – *A commercial facility characterized by patron participation in sporting activities and relatively large building volume and/or site. The definition includes bowling alleys, ice/roller rinks, swim clubs and tennis clubs, but does not include any use related to gambling or games of chance.*

Considerations

1. These uses generally require relatively large sites to accommodate facilities and parking.
2. The uses generally offer relatively little visual interest or street facades.
3. Some facilities have peak usage of an evening hour which could impact adjacent residential uses.

Location and Development Criteria

1. Uses should not occupy State Street frontage in Land Use District 4.
2. Sites should be large enough for on-site parking which can be adequately screened and landscaped.

Findings – *In order for this use to receive a Village Review Permit, it should be consistent with the following findings:*

1. The Sports Entertainment use is compatible with adjacent development, consistent with a Village character and provides sufficient land on which to accommodate building, parking and landscaping.

Non-Conforming Land Uses in the Village

Land uses which are not consistent with the allowable or provisional uses of a district or which do not follow the long range goals of the Village Area are considered to be non-conforming uses for land use review purposes under this manual. Non-conforming land uses in the Village Area can preclude revitalization or desired development activities in two primary ways. First, they occupy a site that could be used for a higher and better use according to the goals of the underlying district and the Village Area as a whole. Second, some non-conforming uses can actually have adverse impacts that reach beyond the confines of the site and actually preclude the desired development on neighboring properties.

Non-conforming uses in the Village Review Zone are specifically defined as those within a specific land use district which are: 1) not permitted; 2) have not been provisionally approved by the City of Carlsbad; or, 3) prohibited. Although the City of Carlsbad will take no action to initiate immediate, or time-specific, abatement of non-conforming uses within the Village Area, property owners are encouraged to bring their properties into conformance with the regulations of this Manual as soon as possible to assist with the continued revitalization of the area.

All existing non-conforming uses within the Village Area will be allowed to remain until 1) they simply cease to exist for economic or other reasons; 2) the property is abandoned for a period of six months or longer; (which means that a building has not been used); or 3) there is a proposed change in use. If any of these conditions exist, the property owner will be required to bring the property into compliance with current land use policies and building codes regulations.

Expansion or Intensification of Non-Conforming Land uses

Expansion or intensification of non-conforming uses will not be allowed by the city. However, property owners and/or building tenants will be permitted to complete building façade improvements, add perimeter fencing as appropriate and provide additional landscaping for beautification purposes. Any proposed structural alteration, incidental reconstruction, repair, site alteration, or other property improvements shall conform to the current development standards and design guidelines permitted by the Village Master Plan and Design Manual.

Return to Original Use

Often difficult situations are created when a property owner wishes to return to the “**original use**” (from a non-conforming or conforming use) of a building which may have been previously approved but may have become non-conforming per the approved Land Use Plan for the Village Area. In the past, the public policy has not been clear regarding the property owner’s right to return to an “**original use.**” The following is provided in an attempt to clarify the City Council’s position and outline the policy which results from adoption of this Master Plan.

Uses within existing buildings located in the Village Area as of November 1, 1991, per the Carlsbad Village Redevelopment Agency’s Land Use Survey, will be considered to be the “**original use**” of a building for the purposes of this section. No land use which may have existed prior to November 1, 1991, will be considered as the “**original use**” of the property for purposes of determining conformance with the Land Use Plan implemented by this Master Plan. If a property owner does not agree with the “**original use**” identified by the survey, the property owner shall bear the “burden of proof” responsibility for providing documentation to the Carlsbad Housing & Neighborhood Services Director that proves an alternate land use, as identified by the property owner, existed as of November 1, 1991.

Conforming Original Use

If the “**original use**,” conforms to the Land Use Plan identified within this Master Plan, the use may continue without any further requirement to obtain a Village Review permit regardless of whether or not it meets all current development standards set forth for the area by this Master Plan. Expansion or intensification of the “**original use**,” however, may still generate a need for Village Review and/or coastal development permits. The property owner may also be required to obtain appropriate building permit(s) for improvements to the property which are necessary or required to ensure conformance to applicable building codes for the type of use existing within any given building as of November 1, 1991.

Non-Conforming Original Use

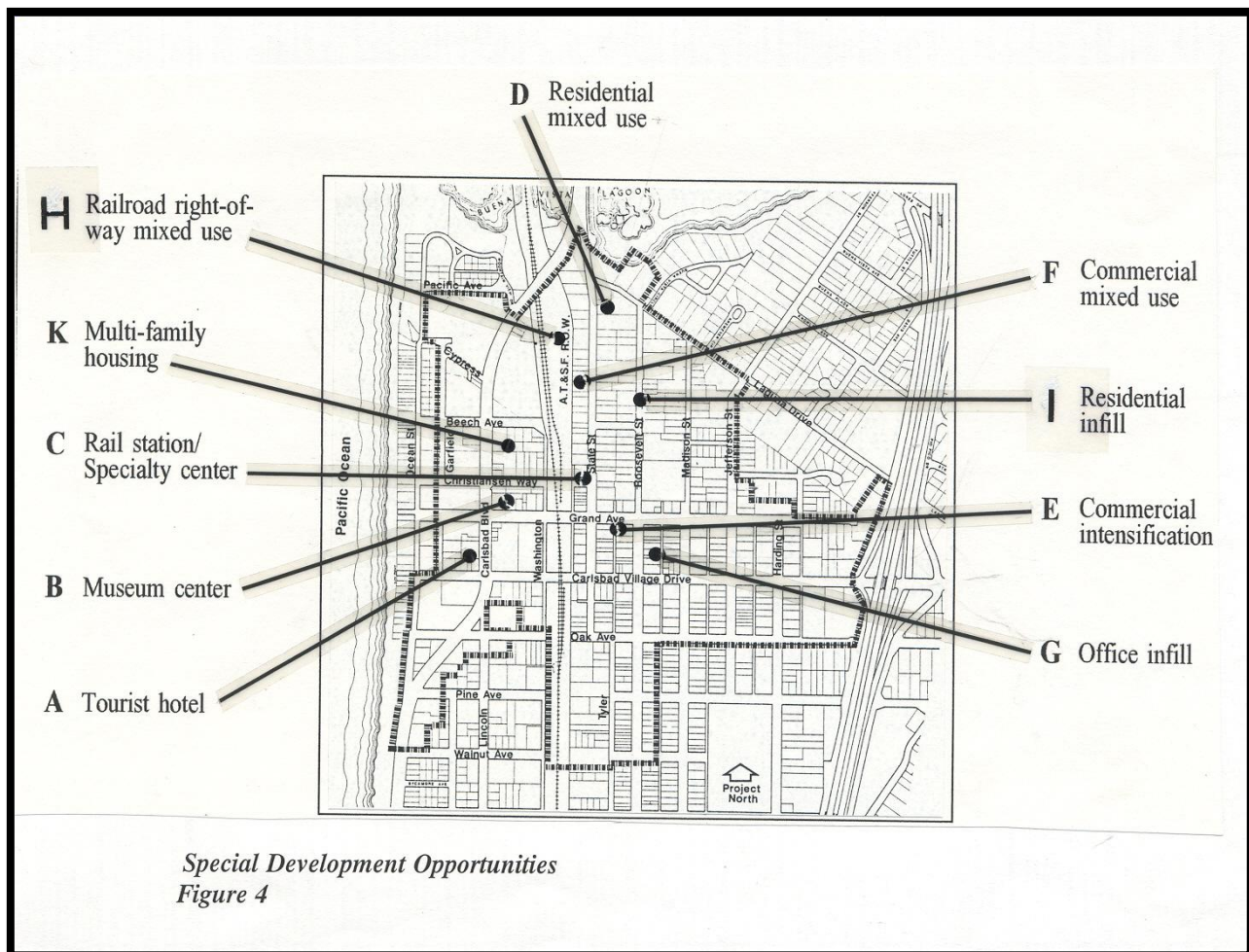
If the “**original use**” does **not** conform to the Land Use Plan identified within this Master Plan, the use may continue until one or more of the previously identified conditions exist, then the property must be brought into conformance with existing regulations. A change to another non-conforming use will **not** be permitted. If a property owner changed from an “**original use**” to another use (conforming or non-conforming) after November 1, 1991, but did not obtain appropriate Village Redevelopment and/or Village Review permits, the property owner will be required to comply with existing regulations and obtain the appropriate Village Review and/or building permits. If the Planning Commission determines that the property owner is unable to meet the existing regulations and has exhausted all avenues to legalize the non-conforming use and obtain the appropriate Village Review and/or building permits to convert an “**original use**” to a new, conforming use, per the Land Use Plan within this Master Plan, the property owner will be allowed, with approval of the Planning Commission via issuance of a minor Village Review permit, to return the use of the property to the “**original use**” regardless of whether or not the “**original use**” itself conforms to the Land Use Plan; this is the only situation whereby a property owner will be able to convert to a non-conforming use. No expansion or intensification of the “**original use**,” however, will be permitted for a non-conforming use. With approval of the subject minor Village Review permit, the Planning Commission will identify an amortization period for the non-conforming use. This means that at the end of the amortization period set forth by the Planning Commission, the “**original use**” (non-conforming) must be brought into conformance with the existing land use plan and development standards applicable to the area.

Special Opportunities

As a part of the planning studies leading to the village Master Plan and Design Manual, a number of specific sites were studied to provide the basis for establishing appropriate development intensities, parking requirements and design guidelines to achieve a Village scale and character. Figure 4 provides a map which identifies the location of the sites studied as special opportunity areas.

Each site identified in Figure 4 represents a special development opportunity which is consistent with the Village's market potential. However, there is no intention to require the development of these specific sites in the manner shown. Rather, the material contained in the following pages should be considered by property owners and potential developers as reflective of the type and scale of development desired in the Village.

On the following pages, a description of the special opportunity project identified for the site shown in Figure 4 is provided for review and consideration. The conceptual project design provides an example of the type of design which has been determined to be desirable for the Village.

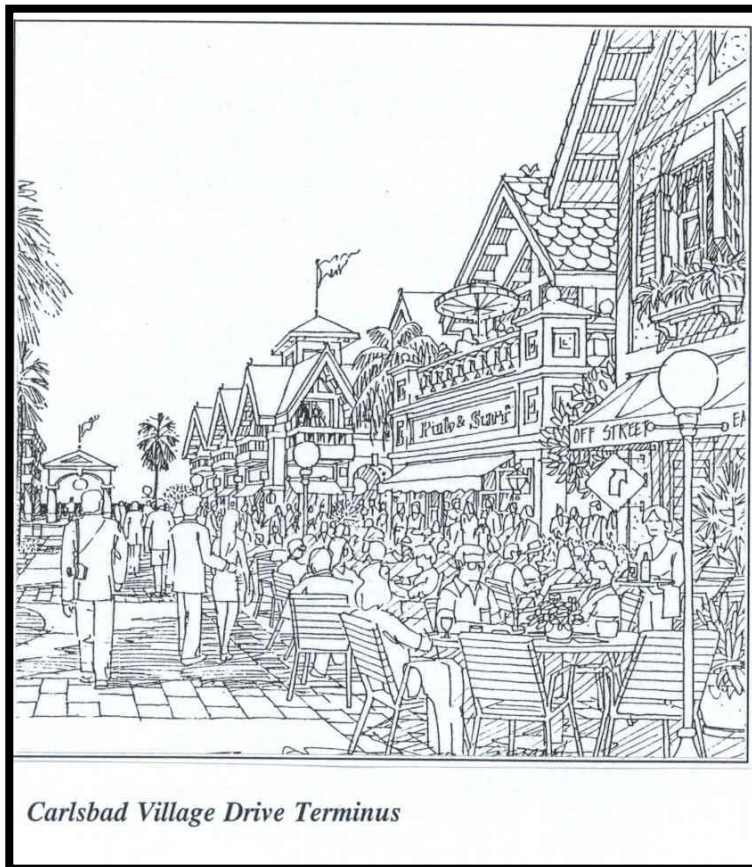


Special Opportunities

Tourist Hotel

A

- *100 ± Room Hotel*
- *Ground Floor Retail and Restaurants*
- *Visual Terminus to Carlsbad Village Drive Entry*
- *Special Carlsbad Village Drive Activity and Pedestrian Edge*
- *Pedestrian Link to the Ocean*
- *Below Grade Parking*

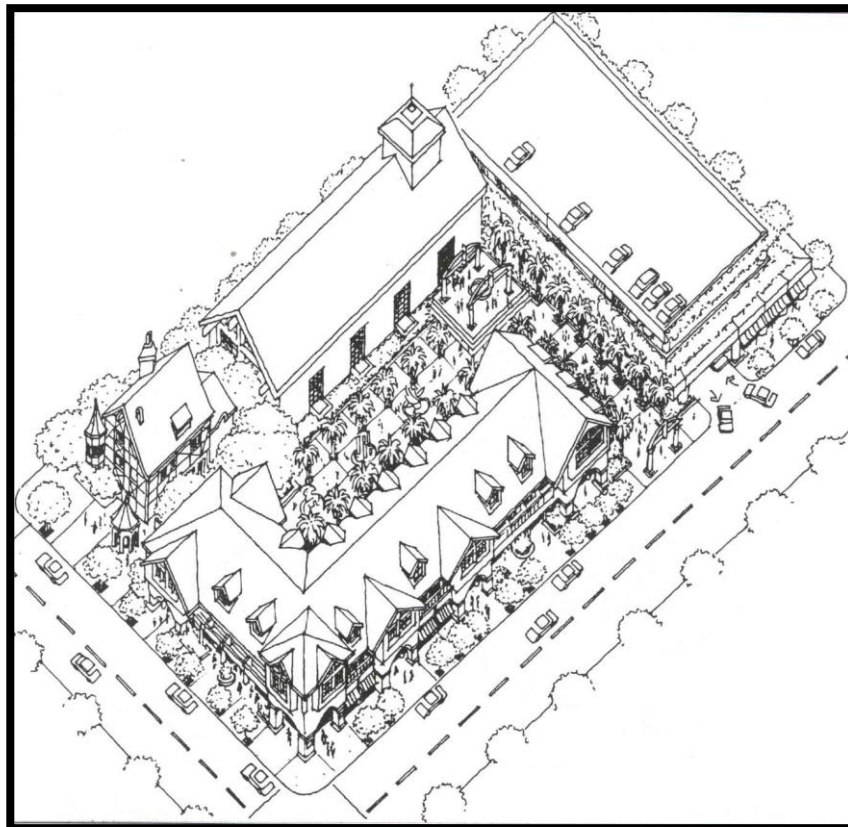


Special Opportunities

Museum Center

B

- *New Carlsbad History Museum with Grand Avenue Entry*
- *Alt Carlsbad Retention*
- *Bed and Breakfast Inn*
- *Ground Floor Retail and Restaurants*
- *Parking Structure with Ground Floor Retail Uses*
- *Pedestrian Amenities along Grand Avenue*
- *Museum/Inn Garden*

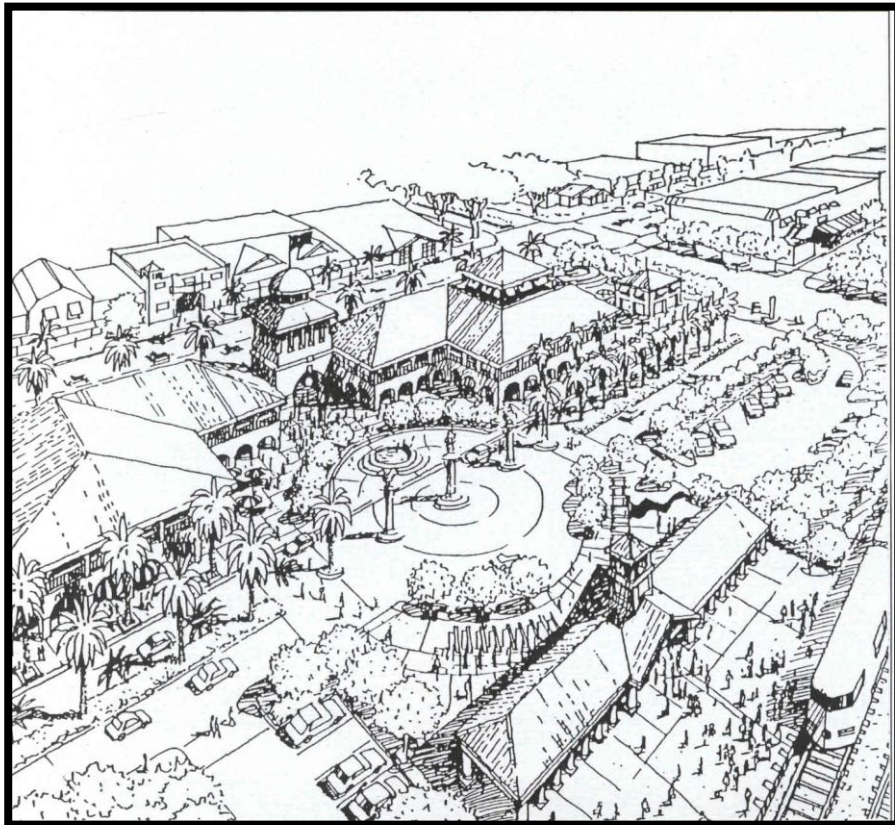


Special Opportunities

Rail Station Specialty Center

C

- *Retail Shops and Restaurants*
- *Professional Offices*
- *Commercial Service Shops*
- *Passageway Between State Street and Rail Station*
- *Fountains and Plazas*
- *Future Expansion along Grand Avenue*

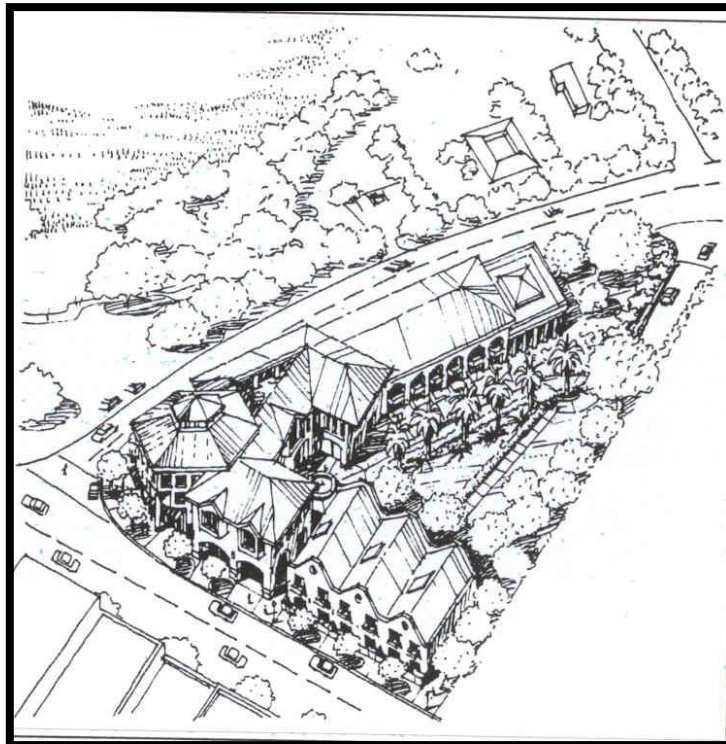


Special Opportunities

Residential Mixed Use

D

- *Multi-Family Residential Units*
- *Ground Floor Retail*
- *Restaurant*
- *Views of Buena Vista Lagoon*
- *Below Grade Parking*

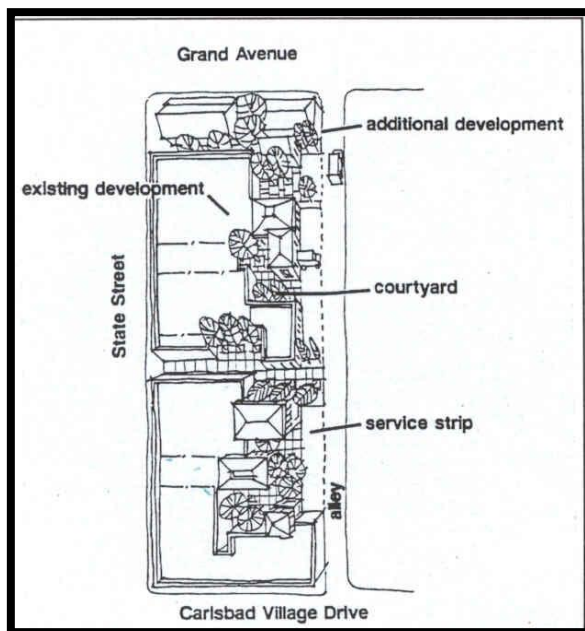


Special Opportunities

Commercial Intensification



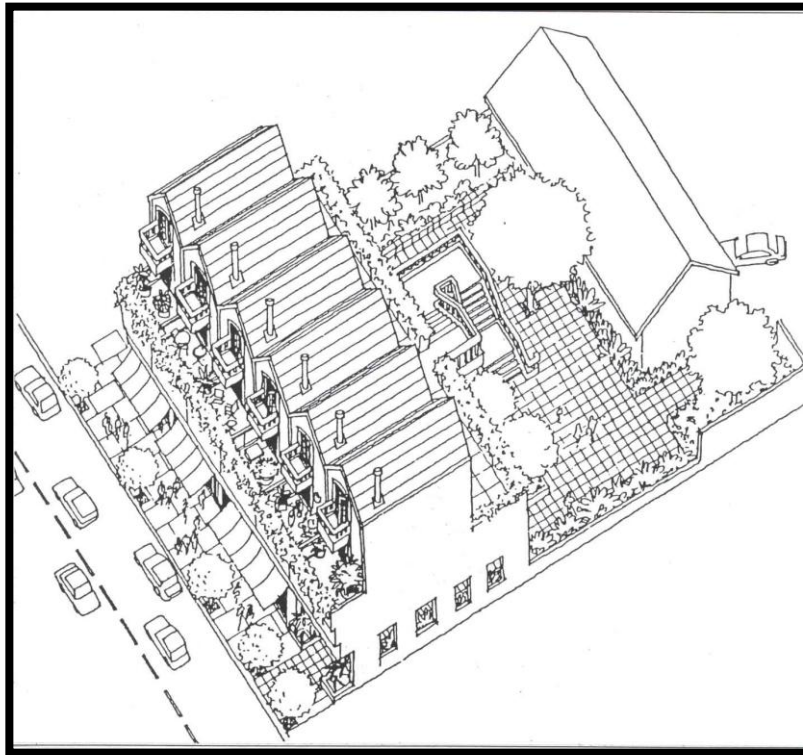
- *Development Additions Near Alley*
- *Interior Block Courtyards*
- *Outdoor Dining*
- *Retail and Service Shops*
- *Pedestrian Passageways from State Street*
- *Parking Relocated to Public Lots*
- *Alley Service Access*



Special Opportunities

Commercial Mixed Use

- *Ground Floor Commercial*
- *Upper Level Residential Units*
- *Residential Courtyards*
- *Easy Access to Commuter Rail Station*
- *North State Street Residential Entry*
- *Garage Parking on Alley*

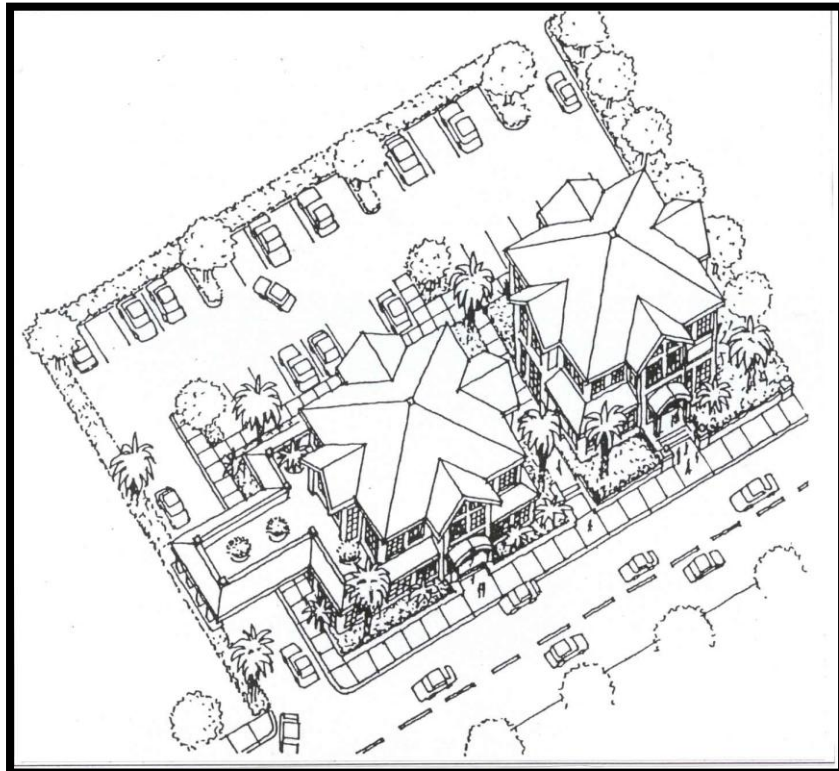


Special Opportunities

Office Infill

G

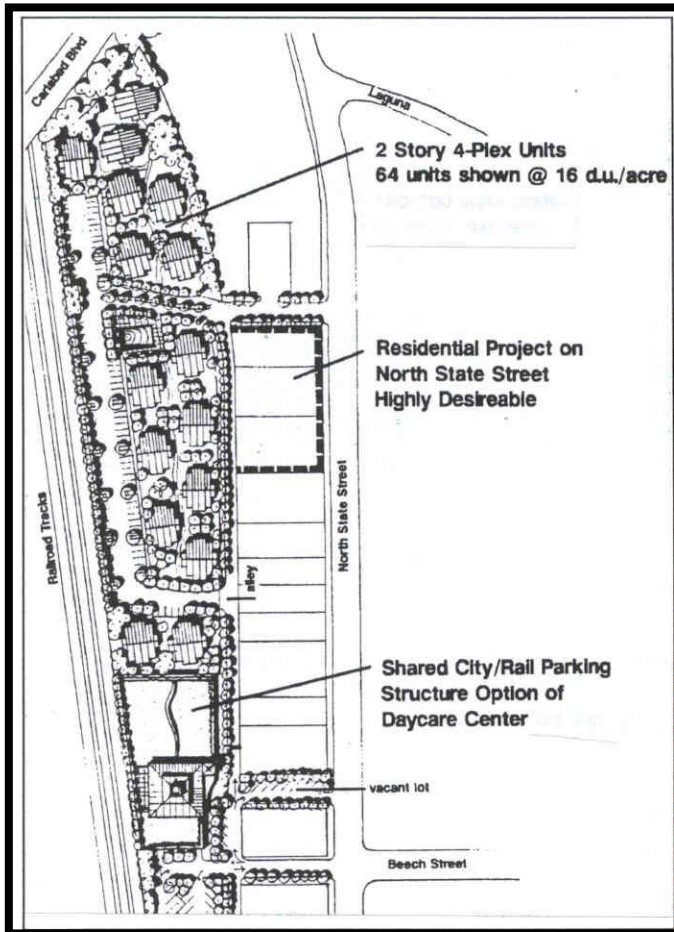
- *Small Buildings near Street*
- *Parking near Alley*
- *Entry Porches*
- *Pitched Roofs*
- *Partial Parking in Public Lots*
- *Potential Below Grade Parking*



Special Opportunities

Rail Road Right-of-Way Mixed Use

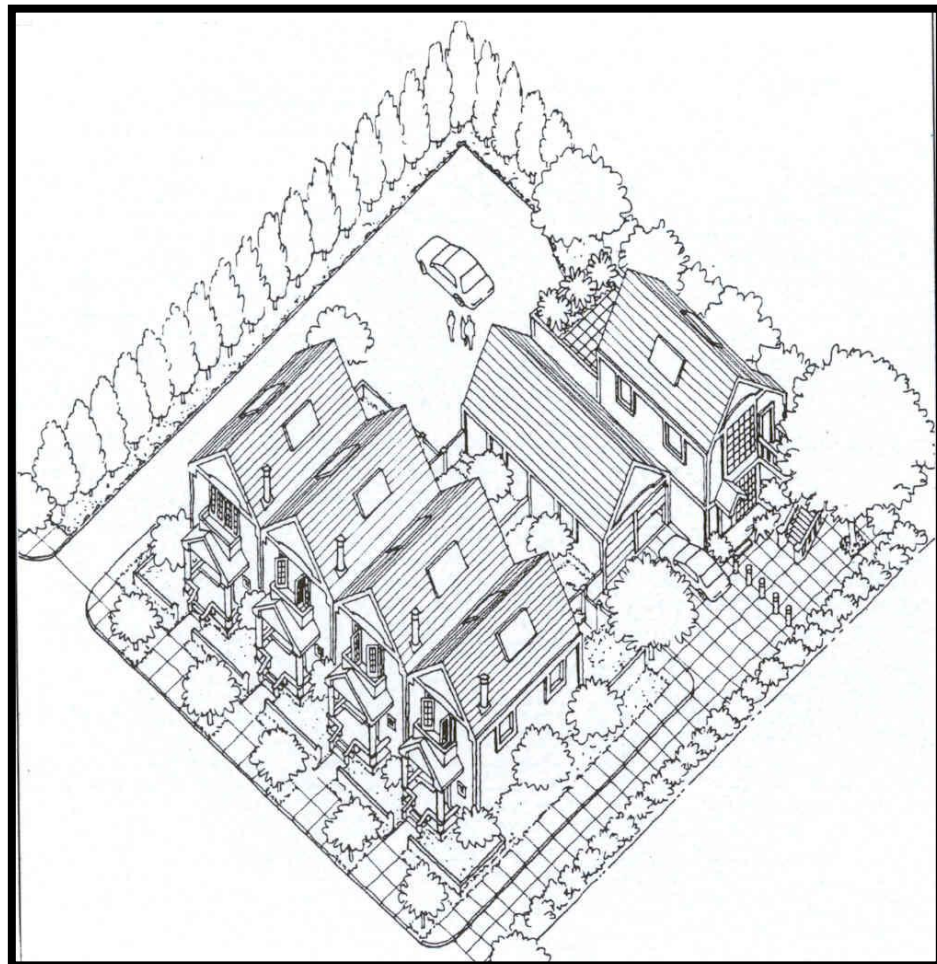
- *Multi-Family Residential Units*
- *Outdoor Recreation Space*
- *Shared Village and Commuter Rail Parking Facilities*
- *Potential Child Care Center*



Special Opportunities

Residential Infill

- *Cottage-type Units*
- *Garage Parking*
- *Garden Units*
- *Porches Facing the Street*



Special Opportunities

Other Opportunities

J

Multi-Family Housing

- *Residential Units*
- *Ground Floor Commercial Potential*
- *Below Structure Parking*
- *Easy Access to Commuter Rail Station*

Carlsbad Village Cinema

- *Single or Multi-screen Cinema*
- *Theater Rehabilitation or New Facility*
- *Strong Support for Village Nighttime Uses*
- *Performing Arts Theater Potential*
- *Joint Utilization of Public Parking*

